

## \$389,900 - 157 Bridgeport Boulevard, Leduc

MLS® #E4439350

**\$389,900**

4 Bedroom, 2.50 Bathroom, 1,198 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Perfect starter home in Bridgeport—just minutes from the boutiques, caf  s, and big-box convenience of Leduc Common. Step inside to a bright, welcoming living room where oversized windows bathe the space in natural light. A handy main-floor powder room sits just off the entry. At the back of the home, the kitchen flows into an airy dining area—ready for weeknight dinners or weekend entertaining. Swing open the garden door and you  re on an expansive rear deck, tailor-made for summer barbecues. Parking for you and your guests is plentiful. Upstairs, the primary suite feels generous: think ample square footage plus a true walk-in closet. Two additional bedrooms complete the level. Need more space? The fully finished basement delivers a versatile family room, fourth bedroom, and a three-piece bath—ideal for movie nights, a home gym, games room, or quiet office. Affordable, move-in ready, and in a location that keeps daily errands blissfully simple—this checks all the boxes for first-time buyer.

Built in 2007

### Essential Information

MLS® # E4439350

Price \$389,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,198                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 157 Bridgeport Boulevard |
| Area        | Leduc                    |
| Subdivision | Bridgeport               |
| City        | Leduc                    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T9E 0H8                  |

### Amenities

|           |   |
|-----------|---|
| Amenities | Deck, Front Porch, Parking-Visitor                            |
| Parking   | 2 Outdoor Stalls, Parking Pad Cement/Paved, Rear Drive Access |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      St.Benedict  
Middle                              Ecole Leduc  
High                                Leduc Composite

**Additional Information**

Date Listed                      May 28th, 2025  
Days on Market                20  
Zoning                              Zone 81

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