

## \$549,900 - 6 102 Bridgeport Crossing, Leduc

MLS® #E4448865

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,251 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Desirable residence nestled in The Springs at Bridgeport. This spacious and stylish home has an abundant of natural lighting, granite counter tops, and hardwood flooring throughout. The kitchen features terrific cabinets, an oversized island, and stainless steel appliances. The adjacent breakfast nook opens to the back deck via garden door. The living room boasts a cozy gas fireplace. The formal dining area is accented with 2 additional windows allowing for a radiant entertaining area. The primary bedroom has a walk-through closet and 3pce ensuite. The second main floor bedroom can serve as a guest room/office flex space. The beautifully designed basement includes a 3rd bedroom, large recreation room with a gas fireplace and wall unit/Murphy bed, 4pce bath, practical laundry room with upscale washer/dryer, and extra storage. Central Air conditioning and vacuum are also featured. New hot water tank Aug 2025. The heated, finished double garage adds convenience. Pride of ownership is evident in this home!

Built in 2003

### Essential Information

MLS® # E4448865

Price \$549,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,251             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 6 102 Bridgeport Crossing |
| Area        | Leduc                     |
| Subdivision | Bridgeport                |
| City        | Leduc                     |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T9E 8K8                   |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Parking-Visitor, Vaulted Ceiling |
| Parking   | Double Garage Attached, Heated, Insulated               |

### Interior

|                   |                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                        |
| Fireplaces        | Insert, Mantel                                                                                                                                                                                             |
| Stories           | 2                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                                                             |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                 |
| Exterior Features | Airport Nearby, Cul-De-Sac, Golf Nearby, Landscaped, No Back Lane, No Through Road, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Stone, Stucco                                                                                 |
| Foundation        | Concrete Perimeter                                                                                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 20th, 2025 |
| Days on Market | 70              |
| Zoning         | Zone 81         |
| Condo Fee      | \$376           |

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Listing information last updated on September 28th, 2025 at 8:32pm MDT