

## \$349,900 - 406 102a Bridgeport Crossing, Leduc

MLS® #E4460642

**\$349,900**

2 Bedroom, 2.00 Bathroom, 1,024 sqft

Condo / Townhouse on 0.00 Acres

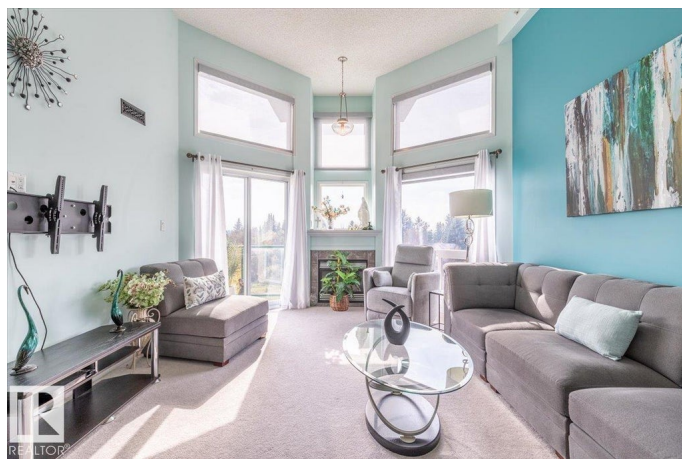
Bridgeport, Leduc, AB

This top floor unit is situated in the sought after 55+ community of The Springs at Bridgeport. Step inside past the front entrance to the kitchen with lots of cabinets and an island. Open to the spacious living room with tall vaulted ceilings, a gas fire place, lots of windows for natural light, and patio access to the balcony with a beautiful ravine view! Two Bedrooms are located on either side of the living room each having their own Ensuite Bathroom! The Laundry room concludes the floor plan of this upgraded unit with Air Conditioning, and gas BBQ hook up on the balcony. Storage space is included with the unit as well as an underground parking space. Very close to shopping, golf, and amenities, with walking paths right to the community. No need to worry about stairs with elevators that go from the underground heated parking all the way to the top floor. Other amenities include exercise room, social room, guest suite, and visitor parking!

Built in 2004

### Essential Information

MLS® #	E4460642
Price	\$349,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,024
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	406 102a Bridgeport Crossing
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8K8

### Amenities

Amenities	Off Street Parking, Air Conditioner, See Remarks, Storage Cage, Natural Gas BBQ Hookup
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Tile Surround, See Remarks
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Landscaped, Ravine View, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 3rd, 2025
Days on Market	1
Zoning	Zone 81
Condo Fee	\$588

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Listing information last updated on October 4th, 2025 at 3:17am MDT