



## 178 BRIDGEPORT Boulevard 114 Leduc AB

\$319,900

OPTIONAL INVESTMENT RENTAL OPPORTUNITY! This charming 4-bed, 2.5-bath townhouse spans 1380 sq.ft. & is set up for renters (all rooms currently rented on a month-month basis). The main floor opens into a bright, welcoming environment. Well-appointed kitchen includes lots of cabinets & counters, all appliances, dining area & balcony. Upstairs, discover 3 furnished bedrooms, laundry & main bath. Primary offers walk-in closet & full ensuite. Finished basement offers 4th (unfurnished) bedroom, den, storage room & garage w/ polyaspartic floors, shelving, & oil heater. Upgrades include: new driveway, front steps, HWT & furnace (3yrs). Located in a desirable community, this home is steps away from a large park, scenic trails, shopping, dining, & bus stop. All enhancing its appeal for potential tenants. With convenient access to HWY 2, commuting is seamless. Don't miss this investment opportunity in a prime location!

Listing Presented By:



Originally Listed by:  
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