# \$280,000 - 122 5420 Grant Macewan Boulevard, Leduc

MLS® #E4445668

## \$280,000

3 Bedroom, 2.50 Bathroom, 1,215 sqft Condo / Townhouse on 0.00 Acres

Creekside (Leduc), Leduc, AB

Welcome to this bright and spacious two-storey townhouse condo! The main floor features a sun-filled living room with a cozy fireplace and a view of the yard, a dining area with access to the deck, and a well-appointed kitchen with plenty of counter space and cabinetryâ€"perfect for cooking and entertaining. You'll also find a convenient 2-piece bathroom and additional storage cabinets on this level. Upstairs, the primary bedroom offers a 4-piece ensuite and a walk-in closet. Two additional bedrooms, a full 4-piece bathroom, and a laundry room complete the upper floor. Enjoy outdoor living with a private deck and fenced yard. This home also includes a single attached garage for added convenience.

Built in 2009

### **Essential Information**

MLS® # E4445668 Price \$280,000

Bedrooms 3

Bathrooms 2.50

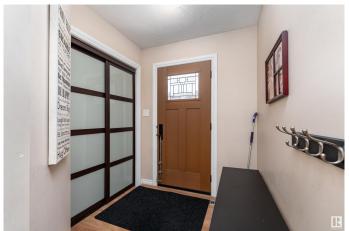
Full Baths 2

Half Baths 1

Square Footage 1,215

Acres 0.00







Year Built 2009

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 122 5420 Grant Macewan Boulevard

Area Leduc

Subdivision Creekside (Leduc)

City Leduc

County ALBERTA

Province AB

Postal Code T9E 0M1

## **Amenities**

Amenities Parking-Visitor

Parking Single Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan,

Refrigerator, Stove-Countertop Electric, Washer, Curtains and Blinds

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Corner

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Creek, Golf Nearby, Playground Nearby, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 3rd, 2025

Days on Market 2

Zoning Zone 81

Condo Fee \$429

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 5th, 2025 at 4:02am MDT