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

MLS® #E4439172

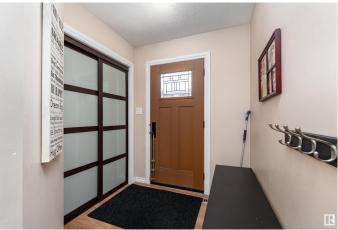
#### \$280,000

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® #	E4439172
Price	\$280,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,215
Acres	0.00

Year Built	2009
Туре	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

## **Community Information**

122 5420 Grant Macewan Boulevard
Leduc
Creekside (Leduc)
Leduc
ALBERTA
AB
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 ListedMay 29th, 2025Days on Market22ZoningZone 81Condo 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 June 20th, 2025 at 8:32am MDT