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

MLS® #E4439172

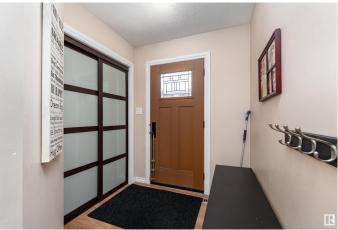
#### \$280,000

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 Market20ZoningZone 81Condo Fee\$429

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Listing information last updated on June 18th, 2025 at 1:17pm MDT