

## \$280,000 - 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 cabinetry—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              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 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    | May 29th, 2025 |
| Days on Market | 18             |
| Zoning         | Zone 81        |
| Condo Fee      | \$429          |

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Listing information last updated on June 16th, 2025 at 6:17am MDT