

## **\$275,000 - 122 5420 Grant Macewan Boulevard, Leduc**

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MLS® #E4445668

**\$275,000**

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® #	E4445668
Price	\$275,000
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
Is Waterfront	Yes

### 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	27
Zoning	Zone 81
Condo Fee	\$429

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