

## \$280,000 - 116 5420 Grant Macewan Boulevard, Leduc

MLS® #E4445789

**\$280,000**

3 Bedroom, 3.00 Bathroom, 1,259 sqft

Condo / Townhouse on 0.00 Acres

Creekside (Leduc), Leduc, AB

Welcome to beautiful Creekside Estates, where comfort meets convenience in this well-maintained 2-storey townhouse condo. Inside you'll discover a bright & functional main floor w/ durable LVP flooring, lrg windows, & open-concept layout featuring a cozy living room, dining area, kitchen (newer appliances) & 2pc bath. Enjoy outdoor living w/ access to maintenance-free back deck & steps down to the shared green space—perfect for morning coffee or summer BBQs. Upstairs, you'll find a spacious primary suite w/ walk-in closet & 4pc ensuite, along w/ 2 addl bedrooms, another 4pc bath, & upper-level laundry w/ new washer & dryer. The part-finished basement expands your living space w/ carpeted family room, 2pc bathroom (shower unfinished), utility room, & plenty of storage. Complete w/ a single attached garage, this home offers low-maintenance living w/ landscaping & snow removal included in the condo fees. Whether you're upsizing, downsizing, or investing, this home is ready for you to move in and enjoy!

Built in 2009

### Essential Information

MLS® # E4445789

Price \$280,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 2                 |
| Square Footage | 1,259             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 116 5420 Grant Macewan Boulevard |
| Area        | Leduc                            |
| Subdivision | Creekside (Leduc)                |
| City        | Leduc                            |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T9E 0M1                          |

### Amenities

|               |                        |
|---------------|------------------------|
| Amenities     | Deck, See Remarks      |
| Parking       | Single Garage Attached |
| Is Waterfront | Yes                    |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                           |
| Appliances        | Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                  |
| Stories           | 3                                                                                                                          |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full, Partially Finished                                                                                                   |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                  |
| Exterior Features | Airport Nearby, Creek, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                             |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 38             |
| Zoning         | Zone 81        |
| Condo Fee      | \$458          |

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Listing information last updated on August 11th, 2025 at 7:32am MDT