

## \$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, & an open-concept layout featuring a cozy living room, dining area, kitchen & 2pc bathroom. Enjoy outdoor living w/ access to your own 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 additional bedrooms, another 4pc bathroom, & upper-level laundry for added ease. 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	11
Zoning	Zone 81
Condo Fee	\$458

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 July 15th, 2025 at 4:32am MDT