

\$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 | 22 |
| 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 26th, 2025 at 6:32pm MDT