

\$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	29
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 August 2nd, 2025 at 7:17am MDT