

## **\$285,000 - 136 5420 Grant Macewan Boulevard, Leduc**

MLS® #E4461530

### **\$285,000**

3 Bedroom, 2.50 Bathroom, 1,253 sqft  
Condo / Townhouse on 0.00 Acres

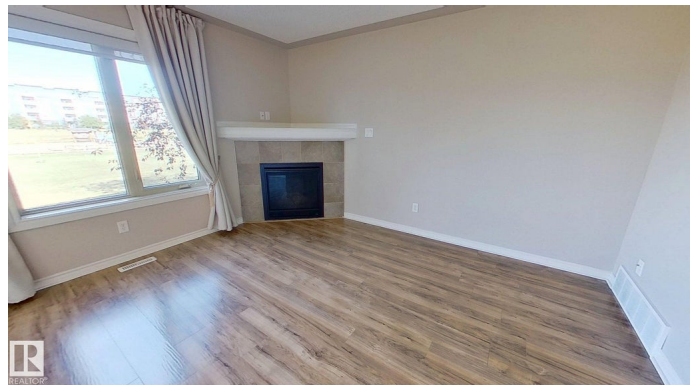
Creekside (Leduc), Leduc, AB

This 1,253 Sq Ft 2 storey townhouse has 3 bedrooms and 2.5 bath. On the main floor is a half bath, living room, dining area, and a kitchen with tons of cabinet space. On the upper level is 2 bedrooms, laundry room, full bath, and a spacious master bedroom with a walk in closet and an ensuite. This unit also has a deck looking out onto a beautiful green space. Which includes one of Leduc's community garden locations. Some photos have been staged.

Built in 2009

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4461530          |
| Price          | \$285,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,253             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 136 5420 Grant Macewan Boulevard |
| Area        | Leduc                            |
| Subdivision | Creekside (Leduc)                |
| City        | Leduc                            |
| County      | ALBERTA                          |
| Province    | AB                               |
| Postal Code | T9E 0M1                          |

## Amenities

|           |                                                      |
|-----------|------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Front Porch, Walk-up Basement |
| Parking   | Single Garage Attached                               |

## Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Fireplace         | Yes                                                                                                                    |
| Fireplaces        | Corner                                                                                                                 |
| Stories           | 2                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                       |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                  |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingles                                                             |
| Construction      | Wood, Vinyl                                                                  |
| Foundation        | Concrete Perimeter                                                           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 81           |
| Condo Fee      | \$455             |

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Listing information last updated on October 15th, 2025 at 4:32am MDT