

## **\$352,200 - 153 5420 Grant Macewan Boulevard, Leduc**

MLS® #E4438467

**\$352,200**

3 Bedroom, 3.50 Bathroom, 1,378 sqft

Condo / Townhouse on 0.00 Acres

Creekside (Leduc), Leduc, AB

Welcome to Creekside Ravines Leduc! This well-maintained, contemporary half duplex offers over 1,900 sqft of total living space & backs onto serene CREEK VIEWS & lush parkland. This 3-bedroom, 3.5-bath home complete with a DOUBLE ATTACHED FF HEATED GARAGE combines style, comfort & location – perfect for families, professionals, or investors. The main floor features a cozy gas fireplace & large panel windows bringing natural light + direct access to the UPPER DECK w/ tranquil creek views! The functional kitchen is equipped w/ stainless steel appliances, ample cabinetry & an ISLAND/BREAKFAST BAR! The metal & solid wood L-shaped stairs lead you to 3 generously sized bedrooms incl. a primary suite with walk-in closet & private 4-pc ensuite! A common bath gives convenience for the 2 add rooms. The FULLY FINISHED WALKOUT BASEMENT offers additional living space, a full bathroom & direct access to a landscaped backyard! Close to EIA, Schools, Parks & essential amenities!

Built in 2009

### **Essential Information**

MLS® # E4438467

Price \$352,200



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,378
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	153 5420 Grant Macewan Boulevard
Area	Leduc
Subdivision	Creekside (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0M1

### Amenities

Amenities	Air Conditioner, Parking-Visitor, Walkout Basement
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Creek, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Lindsford Park School
Middle	Ecole Leduc Junior High
High	Opaho Secondary School

### **Additional Information**

Date Listed	May 25th, 2025
Days on Market	70
Zoning	Zone 81
Condo Fee	\$518

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