

\$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

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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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