

## **\$358,800 - 153 5420 Grant Macewan Boulevard, Leduc**

MLS® #E4438467

**\$358,800**

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 \$358,800



|                |                   |
|----------------|-------------------|
| 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                             |

### 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 | 39             |
| Zoning         | Zone 81        |
| Condo Fee      | \$518          |

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Listing information last updated on July 3rd, 2025 at 8:17am MDT