

## **\$299,900 - 107 5420 Grant Macewan Boulevard, Leduc**

MLS® #E4464723

**\$299,900**

3 Bedroom, 3.50 Bathroom, 1,259 sqft

Condo / Townhouse on 0.00 Acres

Creekside (Leduc), Leduc, AB

Welcome to Deer Valley! This charming 3-bedroom starter home offers comfort and convenience. Upstairs features 3 bedrooms and a handy laundry room. The main floor boasts a stylish kitchen with granite counters and ample cabinetry, open to the living room with a cozy gas fireplace and bright dining area. Enjoy natural light throughout and step onto the deck for peaceful sunrises or sunsets. A 2-piece bath completes the main level. The fully finished basement includes new vinyl plank flooring (Nov/25) and a 3-piece bath. Park in the garage or use it for storage or a mancave. Stay cool in summer with central A/C. Located near shopping, with easy access to Hwy 2 and Edmonton International Airport, this home blends lifestyle and location perfectly. Whether you're starting out or settling down, this home offers a warm welcome and smart value in a vibrant community. Don't miss your chance to make it yours!

Built in 2009

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4464723  |
| Price     | \$299,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,259             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 107 5420 Grant Macewan Bo |
| Area        | Leduc                     |
| Subdivision | Creekside (Leduc)         |
| City        | Leduc                     |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T9E 0M1                   |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Air Conditioner, Deck, Front P |
| Parking Spaces | 2                              |
| Parking        | Single Garage Attached         |

### Interior

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

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                           |
| Exterior Features | Airport Nearby, Landscaped, No Through Road, Shopping Nearby |
| Roof              | Asphalt Shingles                                             |



|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 81            |
| Condo Fee      | \$458              |



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Listing information last updated on November 8th, 2025 at 12:32am MST