



## 5420 GRANT MACEWAN Boulevard 153 Leduc AB

\$329,000

WOW! The seller will pay first 6 months of condo fees! Over 1390 sq ft, half-duplex! This gorgeous condo has been upgraded, has new modern carpet, new HWT, new paint, trim has been updated, plus laminate flooring has cork underlay, and basement finished. The home was remodeled only a couple years ago also, to include new sinks, toilets, light fixtures, & upgraded appliances. Kitchen is very spacious with large dining area, granite countertops, tons of counter space & cupboards, including island. The main floor also boasts a gorgeous stone surround corner fireplace, large 2pc powder room, & large bright windows that provide tons of natural light. The basement is a fully finished walkout to patio & south facing yard backing Ravine! This affordable condo/duplex is very luxurious & ready to move in! Upper level has 3 generously sized bedrooms incl huge master that fits King furnishings, 4pc ensuite, UPPER LAUNDRY, plus 4pc main bath! We can't forget the MAN CAVE, garage also has epoxy floors! Shows a 10+

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

terridrynan@remax.net  
<http://www.terridrynan.com>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000  
Fax:  
[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)