

## \$214,900 - 319 Telford Court, Leduc

MLS® #E4430854

**\$214,900**

3 Bedroom, 1.50 Bathroom, 1,234 sqft

Condo / Townhouse on 0.00 Acres

Willow Park\_LEDU, Leduc, AB

WELCOME to Telford Court. This 3+ bedroom unit is a perfect starter home or rental investment property! with a cedar dry sauna and huge family room in the FINISHED basement, elementary school steps away, this is a perfect family home. Did I mention LOW, very affordable condo fees for this unit? an assigned parking stall and plenty of visitor parking spots within eyesight. Fenced private yard. Step inside to a large living room to the right, 2pc bathroom, and dining/kitchen area to the left. \*NEW PAINT, TRIM AND FLOORING on main and upstairs. Living room is spacious & bright. Upstairs has 3 bedrooms and a spacious 4pc bathroom\*\*(w/LAUNDRY CHUTE). Laundry/utilities/storage are downstairs. This unit is perfect for a starter home, and it also makes a great rental! LOW condo fees and a great location, so don't miss out if you're looking for a great place in Leduc.

Built in 1975

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430854  |
| Price      | \$214,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,234             |
| Acres          | 0.00              |
| Year Built     | 1975              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 319 Telford Court |
| Area        | Leduc             |
| Subdivision | Willow Park_LEDU  |
| City        | Leduc             |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9E 5N2           |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Parking-Visitor, Vinyl Windows, Wall Unit-Built-In |
| Parking   | Parking Pad Cement/Paved                           |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 3                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Finished                                                                       |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Paved Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                         |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 14th, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 6       |
| Zoning         | Zone 81 |
| Condo Fee      | \$325   |

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Listing information last updated on April 20th, 2025 at 12:32am MDT