

## \$209,702 - 302 Telford Court, Leduc

MLS® #E4453816

**\$209,702**

3 Bedroom, 1.50 Bathroom, 1,246 sqft

Condo / Townhouse on 0.00 Acres

Willow Park\_LEDU, Leduc, AB

CUTE AS A BUTTON....THIS COMPLEX IS SO WELL MAINTAINED...FRESH PAINT ON THE WALLS....NEW CARPET UPSTAIRS.....EPIC LITTLE YARD....3 bedrooms/1.5 bathrooms....~!WELCOME HOME!~ Beyond easy access to everything, there is a reason these don't come for sale often (such great units!). Clearly new sidewalks and fences/ from there you enter the private yard, has small grass area with also the perfect deck to sit back and park the bbq and chairs. Classic entrance with large closet, ahead to the right is the galley style kitchen, and large dining room... to the left is the family room (even an electric fireplace sitting in the corner). Upstairs you'll feel the lush carpets (brand new:) 3 bedrooms, big closets, and the full bathroom. Basement is unspoiled, with so many options.. huge rec room, laundry...and perfect storage etc. Come see for yourself!

Built in 1975

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453816  |
| Price      | \$209,702 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,246             |
| Acres          | 0.00              |
| Year Built     | 1975              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 302 Telford Court |
| Area        | Leduc             |
| Subdivision | Willow Park_LEDU  |
| City        | Leduc             |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9E 5M7           |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | Patio, See Remarks |
| Parking   | Stall              |

### Interior

|              |                                               |
|--------------|-----------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                     |
| Stories      | 3                                             |
| Has Basement | Yes                                           |
| Basement     | Full, Unfinished                              |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                                                            |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Metal, Stucco                                                                                            |
| Foundation        | Concrete Perimeter                                                                                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 17                |

|           |         |
|-----------|---------|
| Zoning    | Zone 81 |
| Condo Fee | \$432   |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 6th, 2025 at 7:17pm MDT