

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

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