

# \$190,000 - 313 Telford Court, Leduc

MLS® #E4463917

**\$190,000**

3 Bedroom, 1.50 Bathroom, 1,238 sqft  
Condo / Townhouse on 0.00 Acres

Willow Park\_LEDU, Leduc, AB

This complex is well maintained and well managed. The adorable private yard is a true gem – complete with a stone patio, perfect for BBQs and relaxing evenings. Featuring 3 bedrooms and 1.5 bathrooms, this home offers the ideal mix of comfort and convenience. The community has new sidewalks and fences, and homes here rarely come up for sale – for good reason! Inside, you’re greeted by a welcoming entryway. To your left, a galley-style kitchen opens to a spacious dining area, while to your right, a cozy living room creates the perfect place to unwind. Upstairs, enjoy the three generous bedrooms with great closet space and a bright, updated full bathroom. The unfinished basement offers endless possibilities – whether you envision a rec room, home gym, or extra storage, the space is yours to create.

Built in 1975

## Essential Information

MLS® #	E4463917
Price	\$190,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,238



Acres	0.00
Year Built	1975
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	313 Telford Court
Area	Leduc
Subdivision	Willow Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5M8

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Landscaped, Level Land, Low Maintenance Landscape
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Willow Park
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### **Additional Information**

Date Listed	October 29th, 2025
Days on Market	21
Zoning	Zone 81
Condo Fee	\$432

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