

# \$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 |
|------------|-------------|

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 81            |
| Condo Fee      | \$432              |

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Listing information last updated on November 8th, 2025 at 12:02am MST