

## \$215,000 - 106 106 Telford Court, Leduc

MLS® #E4448007

**\$215,000**

3 Bedroom, 1.50 Bathroom, 1,242 sqft

Condo / Townhouse on 0.00 Acres

Willow Park\_LEDU, Leduc, AB

This charming two-storey townhouse offers a practical and comfortable layout with three bedrooms on the upper level and 1.5 bathrooms. Ideally suited for first-time buyers or investors, the home provides excellent value in a well-maintained complex. The fenced front yard and patio offer a private and welcoming outdoor space, perfect for relaxing or entertaining. Inside, the main floor features a spacious living room, a handy study nook, ample closet space, and a convenient half bath. Upstairs, three well-proportioned bedrooms and a full bathroom accommodate family living with ease. The finished basement adds versatility with a recreation room, den, and dedicated laundry area. Notable updates include a newer furnace (2016) and upgraded washer and dryer. Situated just steps from Willow Park School, this home enjoys a family-friendly location within the community-focused Telford Court complex. With a bit of cosmetic updating, this property holds great potential as a comfortable and stylish residence.

Built in 1975

### Essential Information

MLS® # E4448007

Price \$215,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,242
Acres	0.00
Year Built	1975
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	106 106 Telford Court
Area	Leduc
Subdivision	Willow Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5M2

### Amenities

Amenities	Off Street Parking
Parking	Single Indoor

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Park/Reserve, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary Willow Park School

**Additional Information**

Date Listed July 14th, 2025

Days on Market 5

Zoning Zone 81

Condo Fee \$432

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