

## \$259,000 - 204 Kingsfield Village, Leduc

MLS® #E4428357

### \$259,000

3 Bedroom, 2.00 Bathroom, 1,480 sqft  
Condo / Townhouse on 0.00 Acres

Leduc Estates, Leduc, AB

This great value townhouse in Leduc Estates with attached single garage is perfect for first-time home buyers! With low condo fees of just \$344.84 / month, including water and sewer, this 4-level split home is a perfect opportunity. The open living and dining area features a newer electric fireplace and flows seamlessly to a large deck through patio doors, leading to a chain-link fenced yard, backing a greenspace. Key updates include a furnace, hot water tank, washer, and stove—all less than five years old. Upstairs, you'll find three bedrooms, with the primary suite having a 2-piece ensuite. Location is ideal with walking distance to schools, shopping, parks and trails.

Built in 1976

### Essential Information

MLS® #	E4428357
Price	\$259,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,480
Acres	0.00
Year Built	1976



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	4 Level Split
Status	Active

### **Community Information**

Address	204 Kingsfield Village
Area	Leduc
Subdivision	Leduc Estates
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5K2

### **Amenities**

Amenities	Deck
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	4
Zoning	Zone 81

Condo Fee            \$345

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