

## **\$169,900 - 301 4415 48 Street, Leduc**

MLS® #E4454756

**\$169,900**

2 Bedroom, 2.00 Bathroom, 940 sqft

Condo / Townhouse on 0.00 Acres

Alexandra Park, Leduc, AB

Welcome to this bright & inviting third-floor corner condo in the heart of Leduc. With two spacious bedrooms, a well-designed floor plan, and plenty of windows filling the home with natural light, this unit offers both comfort and style. The cozy corner fireplace creates the perfect spot to relax, while the generous kitchen provides ample cabinetry and counter space. Both bedrooms are well-sized, and the corner location enhances privacy and brightness. Enjoy being minutes from downtown shops, restaurants, parks, trails, and Telford Lake, with quick access to Highway 2, Edmonton, and the airport. This is a wonderful opportunity for first-time buyers, investors, or anyone looking to enjoy a vibrant community with small-town charm and big-city convenience. This well managed building offers a decent size lobby with small gym, a sitting area! The two titled parking for this unit as well as a storage locker makes it a very convenient place to live!

Built in 2008

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4454756  |
| Price     | \$169,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 940                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 301 4415 48 Street |
| Area        | Leduc              |
| Subdivision | Alexandra Park     |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 5Y3            |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Deck, Intercom, Parking-Visitor, Secured Parking, Security Door |
| Parking   | Heated, Stall, Underground                                      |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Hot Water, Natural Gas                                          |
| # of Stories      | 4                                                                          |
| Stories           | 1                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | None, No Basement                                                          |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                 |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 81           |
| Condo Fee      | \$719             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 29th, 2025 at 10:17am MDT