

## \$124,900 - 10 4616 47 Street, Leduc

MLS® #E4429911

**\$124,900**

2 Bedroom, 1.00 Bathroom, 782 sqft

Condo / Townhouse on 0.00 Acres

Alexandra Park, Leduc, AB

AFFORDABLE AND COULD BE CHEAPER THAN RENT WITH HEAT & WATER INCLUDED!!! â€” IDEAL FOR FIRST-TIME BUYERS & INVESTORS This well-maintained, FRESHLY PAINTED THROUGHOUT (INCLUDING KITCHEN), UPDATED LIGHTING 2-bedroom, 1-bathroom condo features an open-concept living room that flows seamlessly to a private balcony, perfect for relaxing. Loads of natural light fill the space with the large windows. With IN-SUITE LAUNDRY and one of the LOWEST CONDO FEES in the complex, this home is move-in ready. This property is well managed and well taken care of. Located just steps from Leducâ€™s downtown and close to schools, it offers convenience and accessibility. Plus, Telford Lake with walking paths and biking trails is just a short distance away! Immediate possession availableâ€”donâ€™t miss this opportunity! (Some photos virtually staged!)

Built in 1977

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4429911  |
| Price      | \$124,900 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 782                    |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 10 4616 47 Street |
| Area        | Leduc             |
| Subdivision | Alexandra Park    |
| City        | Leduc             |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9E 4P1           |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Stall  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Hot Water, Natural Gas, Water                         |
| # of Stories | 3  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                      |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                    |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 9th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 10      |
| Zoning         | Zone 81 |
| Condo Fee      | \$533   |

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Listing information last updated on April 19th, 2025 at 1:32pm MDT