

## \$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
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Days on Market	33
Zoning	Zone 81
Condo Fee	\$533

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