

# \$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!!! " 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 Leduc'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 available" don'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	7
Zoning	Zone 81
Condo Fee	\$533

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