

## \$144,900 - 9 4616 47 Street, Leduc

MLS® #E4428216

**\$144,900**

2 Bedroom, 1.00 Bathroom, 795 sqft

Condo / Townhouse on 0.00 Acres

Alexandra Park, Leduc, AB

Opportunity Knocks! Fire Your Landlord own this bright & airy condo. Possibly Less THAN RENT w Water & Heat INCLUDED! Are u a 1st TIME BUYER/INVESTOR? This charming condo is for U. Includes cozy galley kitchen, newer flooring, 2 spacious bedrooms & bathroom. Open-concept living room flows effortlessly to YOUR private balcony, making it the ideal spot to unwind. Sunlight pours through large windows, creates a warm & inviting atmosphere. Convenient IN-SUITE Laundry & low Condo FEES, this well-managed gem awaits U. Located a hop, skip & jump from Leduc's downtown, you're near restaurants, shopping, schools & EZ freeway/YEG airport access. Universities, Oilers Hockey Arena, concert venues & theaters - all quick 30-minute drive away. Craving skiing/snowboarding/mountain climbing/hiking/fishing? World Class slopes are few hrs away. Telford Lake offers biking trails & walking options 4 Doggo! Possession is flexible Don't let this opportunity slip away!

Built in 1977

### Essential Information

MLS® #	E4428216
Price	\$144,900
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	795
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	9 4616 47 Street
Area	Leduc
Subdivision	Alexandra Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4P1

### **Amenities**

Amenities	Walk-up Basement
Parking	Front/Rear Drive Access

### **Interior**

Appliances	Dishwasher-Built-In, Refrigerator
Heating	Baseboard, Electric
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	See Remarks

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	14
Zoning	Zone 81
HOA Fees	609.17
HOA Fees Freq.	Monthly
Condo Fee	\$609

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