

Courtesy Of Elizabeth Hickey Of RE/MAX Real Estate

## \$225,000 - 202 4906 47 Avenue, Leduc

MLS® #E4450283

**\$225,000**

2 Bedroom, 2.00 Bathroom, 915 sqft

Condo / Townhouse on 0.00 Acres

Central Business District (Leduc), Leduc, AB

Welcome to this beautifully maintained 2 bedroom, 2 bath condo in a friendly & vibrant 55+ community. Located in a concrete-constructed building for superior soundproofing & peace of mind, this unit is filled w/durable laminate floors & abundant natural light throughout. The spacious living room features a south-facing balcony—perfect for relaxing in the sun—w/outdoor storage room attached. The bright white kitchen offers plenty of cabinets & counter space, new fridge, & movable island, ideal for those who love to cook or entertain. The spacious primary includes a 3pc ensuite, 2nd bedroom & bath are great for guests or hobby space. Enjoy the convenience of window A/C, in-suite laundry—newer washer & dryer & lots of storage, heated main-floor parkade, & secure building access. This well-managed building boasts low condo fees & amenities including a social room, exercise equip, & workshop. Just a short walk to downtown, you'll love being close to shopping, dining, & everyday essentials.

Built in 1993

### Essential Information

MLS® # E4450283

Price \$225,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 915                    |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 202 4906 47 Avenue                |
| Area        | Leduc                             |
| Subdivision | Central Business District (Leduc) |
| City        | Leduc                             |
| County      | ALBERTA                           |
| Province    | AB                                |
| Postal Code | T9E 6R7                           |

### Amenities

|           |                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Party Room, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Workshop |
| Parking   | Heated, Parkade, Stall, See Remarks                                                                            |

### Interior

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

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                                                                                        |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, |

|              |                    |
|--------------|--------------------|
|              | See Remarks        |
| Roof         | Asphalt Shingles   |
| Construction | Concrete, Stucco   |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 29              |
| Zoning         | Zone 81         |
| Condo Fee      | \$390           |

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 28th, 2025 at 1:02am MDT