

## \$169,900 - 1 4616 47 Street, Leduc

MLS® #E4417025

**\$169,900**

2 Bedroom, 1.00 Bathroom, 901 sqft

Condo / Townhouse on 0.00 Acres

Alexandra Park, Leduc, AB

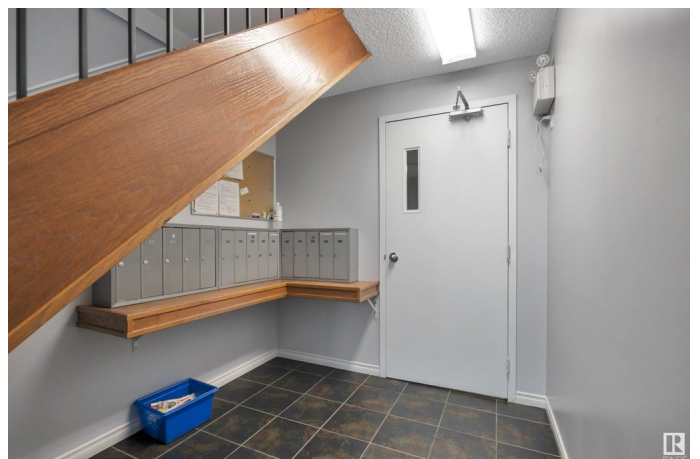
Welcome to this PERFECTLY, FULLY RENOVATED, 2 bedroom condo in Leduc. Situated on a quiet street and close to all amenities, sits a GEM! Upon entering the sun soaked, FRESHLY PAINTED ground floor unit, you're greeted w/LVP flooring, to your left is the kitchen with all NEW quartz counters, upgraded faucet/sink, Stainless Steel appliances including hood fan, D/W built-in, microwave, and stove. Cabinetry is NEW w/soft close doors with gold accents throughout. The backsplash and fixtures are LUXURIOUS, no expense spared including wide modern baseboard. Adjacent to kitchen is the nook area for dining opening to large living room. The full bathroom has quartz countertop and tile backsplash and wait till you see the light up vanity! There's 2 SPACIOUS bedrooms. Stacked washer and dryer complete the property. The terrace is NE facing, perfect for that morning coffee to watch the sun come up! Located close to schools, shopping, arenas, theatre, walking trails, close to the HWY, outlet mall, airport and more!

Built in 1977

### Essential Information

MLS® # E4417025

Price \$169,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 901                    |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 1 4616 47 Street |
| Area        | Leduc            |
| Subdivision | Alexandra Park   |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6L 6A3          |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Stall                           |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      January 3rd, 2025  
Days on Market                117  
Zoning                              Zone 81  
Condo Fee                        \$609

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