

## \$169,900 - 205 4415 48 Street, Leduc

MLS® #E4449868

**\$169,900**

2 Bedroom, 2.00 Bathroom, 920 sqft

Condo / Townhouse on 0.00 Acres

Alexandra Park, Leduc, AB

Bright, spacious, and move-in ready—this 2 bedroom, 2 bathroom condo offers exceptional value and comfort in the heart of Leduc. Located on the quiet side of the second floor, enjoy an open-concept layout with large windows, cozy corner fireplace, and direct access to a private balcony with natural gas BBQ hookup. The kitchen features rich wood cabinetry, black appliances, a central island, and ample pantry space. The primary bedroom includes a walk-through closet and private 3-piece ensuite, while the second bedroom is generously sized with easy access to the main 4-piece bath. Additional highlights include in-suite laundry with extra storage, neutral finishes throughout, and two titled heated underground parking stalls. Yes, that's right, Two parking stalls. This well-managed building also offers a fitness room, social space, and plenty of visitor parking. Ideal for first-time home buyers, downsizers even or investors seeking turnkey property close to shopping, parks, schools and commuter routes.

Built in 2008

### Essential Information

MLS® # E4449868

Price \$169,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 920                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 205 4415 48 Street |
| Area        | Leduc              |
| Subdivision | Alexandra Park     |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 5Y3            |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Exercise Room, Parking-Visitor, Secured Parking, Security Door, Vinyl Windows |
| Parking Spaces | 2                                                                             |
| Parking        | Tandem, Underground                                                           |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Natural Gas                                                            |
| # of Stories      | 4                                                                                 |
| Stories           | 1                                                                                 |
| Has Basement      | Yes                                                                               |
| Basement          | None, No Basement                                                                 |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                   |
| Exterior Features | Airport Nearby, Landscaped, Public Transportation, Schools, Shopping |

|              |                    |
|--------------|--------------------|
|              | Nearby             |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 40              |
| Zoning         | Zone 81         |
| Condo Fee      | \$754           |

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Listing information last updated on September 3rd, 2025 at 11:47am MDT