

## \$189,900 - 401 4415 48 Street, Leduc

MLS® #E4423768

**\$189,900**

2 Bedroom, 2.00 Bathroom, 939 sqft

Condo / Townhouse on 0.00 Acres

Alexandra Park, Leduc, AB

TOP FLOOR CORNER UNIT? Discover this exceptional home featuring an open floor plan that offers abundant space and natural light. The living room boasts massive windows and a cozy corner fireplace, creating a warm and inviting atmosphere. Step out onto the large balcony, which provides privacyâ€”ideal for gatherings and relaxation. The kitchen is bright and cheery with dark maple cabinets and ample storage space. The ceramic tile floors and backsplash add a touch of elegance and durability. The master bedroom is incredibly spacious, with a walk-in closet leading to a private ensuite. The second bedroom is also generously sized and conveniently located next to the roomy four-piece washroom. Enjoy the convenience of an in-suite laundry room with stacked washer and dryer, plus additional storage space. The unit also includes a heated underground parking stall, ensuring your vehicle is safe and comfortable year-round. On the main floor there is also a FITNESS ROOM and a family gathering room for you to enjoy!

Built in 2008

### Essential Information

MLS® # E4423768

Price \$189,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 939                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 401 4415 48 Street |
| Area        | Leduc              |
| Subdivision | Alexandra Park     |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 5Y3            |

### **Amenities**

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Deck, Exercise Room, Social Rooms |
| Parking   | Heated, Underground               |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Airport Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 2nd, 2025 |
| Days on Market | 50              |
| Zoning         | Zone 81         |
| Condo Fee      | \$734           |

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Listing information last updated on April 20th, 2025 at 10:47pm MDT