# \$225,000 - 301 5116 49 Avenue, Leduc

MLS® #E4434275

#### \$225,000

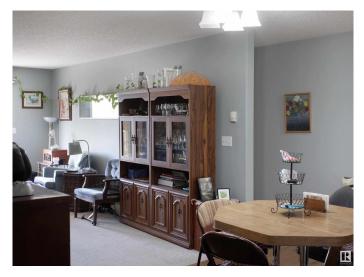
2 Bedroom, 2.00 Bathroom, 1,000 sqft Condo / Townhouse on 0.00 Acres

Linsford Park, Leduc, AB

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condominium in an adult-living building ideally situated just minutes from downtown Leduc, shopping, and an array of restaurants. This inviting unit offers both comfort and convenience in a great location. Step inside to find new laminate flooring in the kitchen, dining area, and entrance, creating a fresh and modern feel. The kitchen features a brand-new dishwasher and flows seamlessly into the open-concept dining and living areasâ€"perfect for entertaining or quiet nights in. Both bedrooms are filled with generous natural light during the day, with the primary bedroom offering the added privacy of a 3-piece ensuite bathroom. A second full bathroom and in-suite laundry add to the functionality of this well-designed home. Enjoy the security and convenience of your own titled parking spot with a storage cage. Close to the Edmonton International Airport and area golf courses.







Built in 2003

### **Essential Information**

MLS® #	E4434275
Price	\$225,000
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	1,000
Acres	0.00
Year Built	2003
Туре	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

## **Community Information**

Address	301 5116 49 Avenue	
Area	Leduc	
Subdivision	Linsford Park	
City	Leduc	
County	ALBERTA	
Province	AB	
Postal Code	T9E 8K1	
Amenities		
Amenities	Guest Suite, No Smoking Home, Secured Parking, Security Door, Storage-In-Suite, Storage Cage	
Parking Spaces	1	
Parking	Underground	
Interior		
Interior Features	ensuite bathroom	
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings	
Heating	Hot Water, Natural Gas	
# of Stories	4	
Stories	4	
Has Basement	Yes	
Basement	None, No Basement	
Exterior		
Exterior	Wood, Vinyl	

Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

ConstructionWood, VinylFoundationConcrete Perimeter

#### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	4
Zoning	Zone 81
Condo Fee	\$473

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Listing information last updated on May 4th, 2025 at 5:47pm MDT