

\$136,900 - 9 4616 47 Street, Leduc

MLS® #E4428216

\$136,900

2 Bedroom, 1.00 Bathroom, 795 sqft

Condo / Townhouse on 0.00 Acres

Alexandra Park, Leduc, AB

Opportunity Knocks! Fire Your Landlord own this bright & airy condo. Possibly Less THAN RENT w Water & Heat INCLUDED! Are u a 1st TIME BUYER/INVESTOR? This charming condo is for U. Includes cozy galley kitchen, newer flooring, 2 spacious bedrooms & bathroom. Open-concept living room flows effortlessly to YOUR private balcony, making it the ideal spot to unwind. Sunlight pours through large windows, creates a warm & inviting atmosphere. Convenient IN-SUITE Laundry & low Condo FEES, this well-managed gem awaits U. Located a hop, skip & jump from Leduc's downtown, you're near restaurants, shopping, schools & EZ freeway/YEG airport access. Universities, Oilers Hockey Arena, concert venues & theaters - all quick 30-minute drive away. Craving skiing/snowboarding/mountain climbing/hiking/fishing? World Class slopes are few hrs away. Telford Lake offers biking trails & walking options 4 Doggo! Possession is flexible Don't let this opportunity slip away!

Built in 1977

Essential Information

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Price \$136,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	795
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	9 4616 47 Street
Area	Leduc
Subdivision	Alexandra Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4P1

Amenities

Amenities	Walk-up Basement
Parking	Front/Rear Drive Access

Interior

Appliances	Dishwasher-Built-In, Refrigerator
Heating	Baseboard, Electric
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	See Remarks

Additional Information

Date Listed	March 28th, 2025
Days on Market	35
Zoning	Zone 81
HOA Fees	609.17
HOA Fees Freq.	Monthly
Condo Fee	\$609

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