# \$221,000 - 301 5116 49 Avenue, Leduc

MLS® #E4434275

#### \$221.000

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

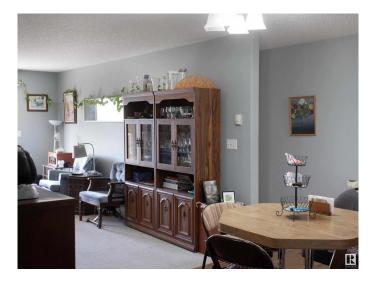
#### **Essential Information**

MLS® # E4434275 Price \$221,000

Bedrooms 2
Bathrooms 2.00







Full Baths 2

Square Footage 1,000 Acres 0.00 Year Built 2003

Type 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

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 30th, 2025

Days on Market 37

Zoning Zone 81

Condo Fee \$473

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 6th, 2025 at 7:17am MDT