

## \$183,900 - 505 4806 48 Avenue, Leduc

MLS® #E4434301

**\$183,900**

2 Bedroom, 2.00 Bathroom, 750 sqft

Condo / Townhouse on 0.00 Acres

Central Business District (Leduc), Leduc, AB

Top floor adult living condo â€” bright, spacious, and centrally located. Welcome to this beautifully maintained top-floor condo, perfect for adult living. Featuring soaring ceilings and an open-concept layout, this 2-bedroom, 2-bathroom home offers both comfort and convenience. The spacious kitchen flows into a bright and inviting living areaâ€”ideal for relaxing or entertaining guests. The primary suite boasts ample closet space and a private 4-piece ensuite, while the well-sized second bedroom is perfect for guests or a home office. A second full 4-piece bathroom and convenient in-suite laundry complete the interior. To top it off, step outside and unwind on your own private balconyâ€”perfect for morning coffee or a relaxing evening. Centrally located, this home is just minutes from shopping, scenic walking trails, Telford Lake, and more. Impeccably kept and move-in readyâ€”this is one you wonâ€™t want to miss! Some photos may be virtually staged

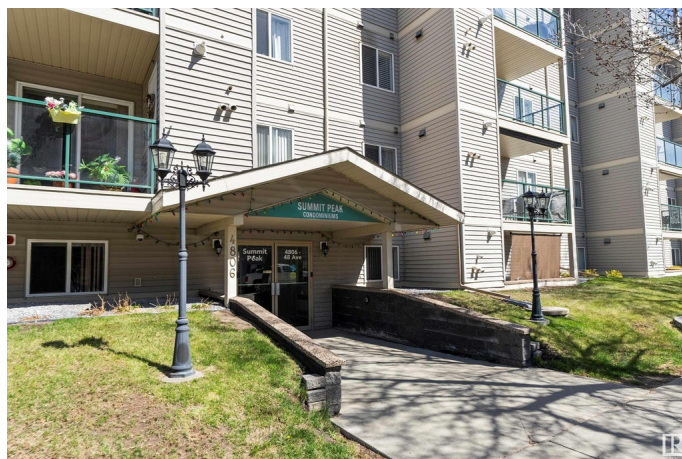
Built in 2004

### Essential Information

MLS® # E4434301

Price \$183,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 750                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 505 4806 48 Avenue                |
| Area        | Leduc                             |
| Subdivision | Central Business District (Leduc) |
| City        | Leduc                             |
| County      | ALBERTA                           |
| Province    | AB                                |
| Postal Code | T9E 8S2                           |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Exercise Room, Party Room, Patio, Secured Parking, Security Door, Vinyl Windows |
| Parking   | Heated, Parkade, Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| # of Stories      | 5   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Public Transportation, Shopping Nearby, View City |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 6             |
| Zoning         | Zone 81       |
| Condo Fee      | \$388         |

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Listing information last updated on May 8th, 2025 at 4:32pm MDT