

Courtesy Of Paul Mehta Of Century 21 Signature Realty

## \$169,900 - 1 4616 47 Street, Leduc

MLS® #E4417025

**\$169,900**

2 Bedroom, 1.00 Bathroom, 901 sqft  
Condo / Townhouse on 0.00 Acres

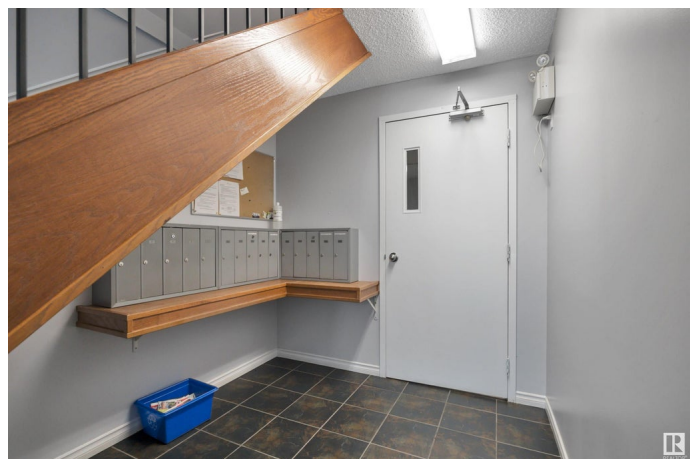
Alexandra Park, Leduc, AB

Welcome to this PERFECTLY, FULLY RENOVATED, 2 bedroom condo in Leduc. Situated on a quiet street and close to all amenities, sits a GEM! Upon entering the sun soaked, FRESHLY PAINTED ground floor unit, you're greeted w/LVP flooring, to your left is the kitchen with all NEW quartz counters, upgraded faucet/sink, Stainless Steel appliances including hood fan, D/W built-in, microwave, and stove. Cabinetry is NEW w/soft close doors with gold accents throughout. The backsplash and fixtures are LUXURIOUS, no expense spared including wide modern baseboard. Adjacent to kitchen is the nook area for dining opening to large living room. The full bathroom has quartz countertop and tile backsplash and wait till you see the light up vanity! There's 2 SPACIOUS bedrooms. Stacked washer and dryer complete the property. The terrace is NE facing, perfect for that morning coffee to watch the sun come up! Located close to schools, shopping, arenas, theatre, walking trails, close to the HWY, outlet mall, airport and more!

Built in 1977

### Essential Information

MLS® #	E4417025
Price	\$169,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	901
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	1 4616 47 Street
Area	Leduc
Subdivision	Alexandra Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T6L 6A3

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            January 3rd, 2025

Days on Market      103

Zoning                Zone 81

Condo Fee            \$609

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