

# \$189,900 - 401 4415 48 Street, Leduc

MLS® #E4423768

**\$189,900**

2 Bedroom, 2.00 Bathroom, 939 sqft

Condo / Townhouse on 0.00 Acres

Alexandra Park, Leduc, AB

TOP FLOOR CORNER UNIT? Discover this exceptional home featuring an open floor plan that offers abundant space and natural light. The living room boasts massive windows and a cozy corner fireplace, creating a warm and inviting atmosphere. Step out onto the large balcony, which provides privacy—ideal for gatherings and relaxation. The kitchen is bright and cheery with dark maple cabinets and ample storage space. The ceramic tile floors and backsplash add a touch of elegance and durability. The master bedroom is incredibly spacious, with a walk-in closet leading to a private ensuite. The second bedroom is also generously sized and conveniently located next to the roomy four-piece washroom. Enjoy the convenience of an in-suite laundry room with stacked washer and dryer, plus additional storage space. The unit also includes a heated underground parking stall, ensuring your vehicle is safe and comfortable year-round. On the main floor there is also a FITNESS ROOM and a family gathering room for you to enjoy!

Built in 2008

## Essential Information

MLS® # E4423768

Price \$189,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	939
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	401 4415 48 Street
Area	Leduc
Subdivision	Alexandra Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5Y3

### **Amenities**

Amenities	Deck, Exercise Room, Social Rooms
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 2nd, 2025
Days on Market	50
Zoning	Zone 81
Condo Fee	\$734

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