

\$179,000 - 2 4513 48 Street, Leduc

MLS® #E4451530

\$179,000

3 Bedroom, 1.50 Bathroom, 574 sqft

Condo / Townhouse on 0.00 Acres

Alexandra Park, Leduc, AB

What a great deal! Perfect for an investor or savvy home buyer. This condo is a single unit in a fourplex. It is self managed and there are NO MONTHLY CONDO FEES. The upper level has a flex space which can be used as a bedroom or a living room. The previous owner used it as a bedroom which gave this home a total of 3 bedrooms and 1.5 bathrooms. The Furnace and HWT was replaced in 2021. No carpet makes this home easy to clean and keep clean. There is a tandem parking stall conveniently outside the unit. Did I mention the location? Steps from downtown Leduc this home is very walkable. Some photos have been virtually staged to show this home to it's full potential.

Built in 1979

Essential Information

MLS® #	E4451530
Price	\$179,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	574
Acres	0.00
Year Built	1979



Type	Condo / Townhouse
Sub-Type	4PLEX
Style	Bi-Level
Status	Active

Community Information

Address	2 4513 48 Street
Area	Leduc
Subdivision	Alexandra Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5Y4

Amenities

Amenities	No Smoking Home
Parking	Stall

Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 6th, 2025
Days on Market	6
Zoning	Zone 81

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