\$225,000 - 301 5116 49 Avenue, Leduc

MLS® #E4434275

\$225,000

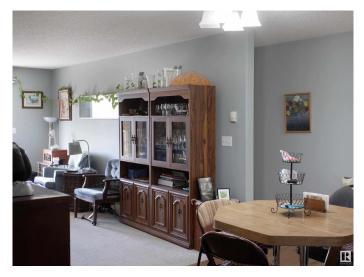
2 Bedroom, 2.00 Bathroom, 1,000 sqft Condo / Townhouse on 0.00 Acres

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 | \$225,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |

| Full Baths | 2 |
|----------------|------------------------|
| Square Footage | 1,000 |
| Acres | 0.00 |
| Year Built | 2003 |
| Туре | 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 |

ConstructionWood, VinylFoundationConcrete Perimeter

Additional Information

| Date Listed | April 30th, 2025 |
|----------------|------------------|
| Days on Market | 9 |
| Zoning | Zone 81 |
| Condo Fee | \$473 |

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Listing information last updated on May 9th, 2025 at 6:02pm MDT