

## \$225,000 - 202 4906 47 Avenue, Leduc

MLS® #E4450283

**\$225,000**

2 Bedroom, 2.00 Bathroom, 915 sqft

Condo / Townhouse on 0.00 Acres

Central Business District (Leduc), Leduc, AB

Welcome to this beautifully maintained 2 bedroom, 2 bath condo in a friendly & vibrant 55+ community. Located in a concrete-constructed building for superior soundproofing & peace of mind, this unit is filled w/durable laminate floors & abundant natural light throughout. The spacious living room features a south-facing balcony—perfect for relaxing in the sun—with outdoor storage room attached. The bright white kitchen offers plenty of cabinets & counter space, new fridge, & movable island, ideal for those who love to cook or entertain. The spacious primary includes a 3pc ensuite, 2nd bedroom & bath are great for guests or hobby space. Enjoy the convenience of window A/C, in-suite laundry—newer washer & dryer & lots of storage, heated main-floor parkade, & secure building access. This well-managed building boasts low condo fees & amenities including a social room, exercise equip, & workshop. Just a short walk to downtown, you'll love being close to shopping, dining, & everyday essentials.

Built in 1993

### Essential Information

MLS® # E4450283

Price \$225,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	915
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	202 4906 47 Avenue
Area	Leduc
Subdivision	Central Business District (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6R7

### Amenities

Amenities	Air Conditioner, Party Room, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Workshop
Parking	Heated, Parkade, Stall, See Remarks

### Interior

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

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby,

	See Remarks
Roof	Asphalt Shingles
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 30th, 2025
Days on Market	2
Zoning	Zone 81
Condo Fee	\$390

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Listing information last updated on August 1st, 2025 at 8:48am MDT