

\$169,900 - 301 4415 48 Street, Leduc

MLS® #E4454756

\$169,900

2 Bedroom, 2.00 Bathroom, 940 sqft

Condo / Townhouse on 0.00 Acres

Alexandra Park, Leduc, AB

Welcome to this bright & inviting third-floor corner condo in the heart of Leduc. With two spacious bedrooms, a well-designed floor plan, and plenty of windows filling the home with natural light, this unit offers both comfort and style. The cozy corner fireplace creates the perfect spot to relax, while the generous kitchen provides ample cabinetry and counter space. Both bedrooms are well-sized, and the corner location enhances privacy and brightness. Enjoy being minutes from downtown shops, restaurants, parks, trails, and Telford Lake, with quick access to Highway 2, Edmonton, and the airport. This is a wonderful opportunity for first-time buyers, investors, or anyone looking to enjoy a vibrant community with small-town charm and big-city convenience. This well managed building offers a decent size lobby with small gym, a sitting area! The two titled parking for this unit as well as a storage locker makes it a very convenient place to live!

Built in 2008

Essential Information

MLS® #	E4454756
Price	\$169,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	940
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	301 4415 48 Street
Area	Leduc
Subdivision	Alexandra Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5Y3

Amenities

Amenities	Deck, Intercom, Parking-Visitor, Secured Parking, Security Door
Parking	Heated, Stall, Underground

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 26th, 2025
Days on Market	21
Zoning	Zone 81
Condo Fee	\$719

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