

## \$136,900 - 9 4616 47 Street, Leduc

MLS® #E4428216

**\$136,900**

2 Bedroom, 1.00 Bathroom, 795 sqft

Condo / Townhouse on 0.00 Acres

Alexandra Park, Leduc, AB

Opportunity Knocks! Fire Your Landlord own this bright & airy condo. Possibly Less THAN RENT w Water & Heat INCLUDED! Are u a 1st TIME BUYER/INVESTOR? This charming condo is for U. Includes cozy galley kitchen, newer flooring, 2 spacious bedrooms & bathroom. Open-concept living room flows effortlessly to YOUR private balcony, making it the ideal spot to unwind. Sunlight pours through large windows, creates a warm & inviting atmosphere. Convenient IN-SUITE Laundry & low Condo FEES, this well-managed gem awaits U. Located a hop, skip & jump from Leduc's downtown, you're near restaurants, shopping, schools & EZ freeway/YEG airport access. Universities, Oilers Hockey Arena, concert venues & theaters - all quick 30-minute drive away. Craving skiing/snowboarding/mountain climbing/hiking/fishing? World Class slopes are few hrs away. Telford Lake offers biking trails & walking options 4 Doggo! Possession is flexible Don't let this opportunity slip away!

Built in 1977

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4428216  |
| Price    | \$136,900 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 795                    |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 9 4616 47 Street |
| Area        | Leduc            |
| Subdivision | Alexandra Park   |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 4P1          |

### **Amenities**

|           |                         |
|-----------|-------------------------|
| Amenities | Walk-up Basement        |
| Parking   | Front/Rear Drive Access |

### **Interior**

|              |                                   |
|--------------|-----------------------------------|
| Appliances   | Dishwasher-Built-In, Refrigerator |
| Heating      | Baseboard, Electric               |
| # of Stories | 3                                 |
| Stories      | 3                                 |
| Has Basement | Yes                               |
| Basement     | None, No Basement                 |

### **Exterior**

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Stucco     |
| Exterior Features | Back Lane        |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Stucco     |
| Foundation        | See Remarks      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 81          |
| HOA Fees       | 609.17           |
| HOA Fees Freq. | Monthly          |
| Condo Fee      | \$609            |

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Listing information last updated on April 19th, 2025 at 12:02pm MDT