

## \$165,000 - 4 4513 48 Street, Leduc

MLS® #E4446737

**\$165,000**

2 Bedroom, 1.50 Bathroom, 560 sqft

Condo / Townhouse on 0.00 Acres

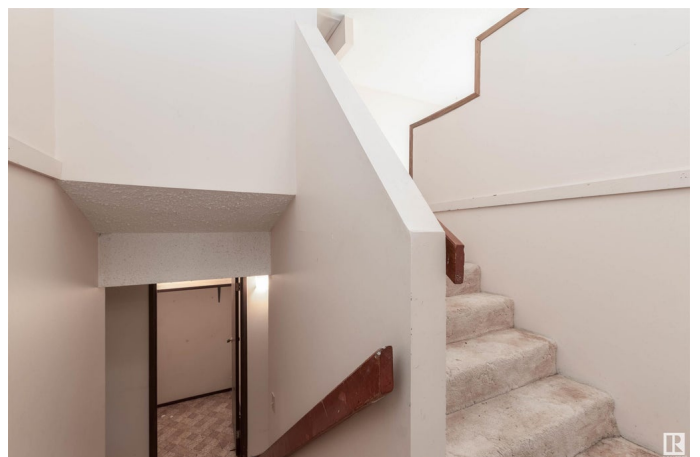
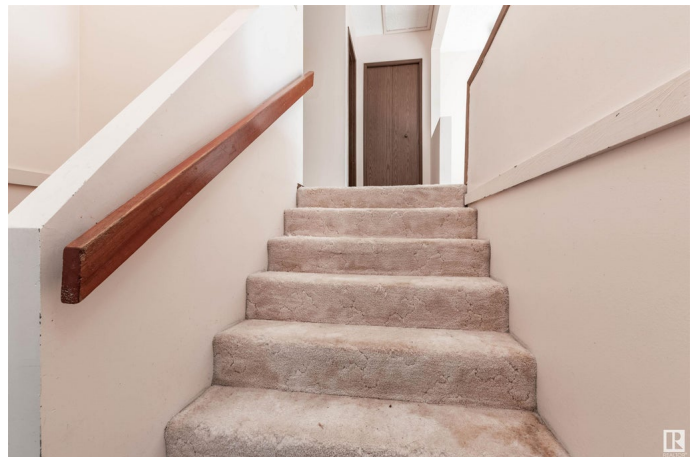
Alexandra Park, Leduc, AB

NO CONDO fees in this east facing self managed condo fourplex. A total of over 1100 SF on both levels. There is an assigned tandem parking stall in the back and additional parking on the street. Features 2 bedrooms, 1.5 bathrooms, a good sized kitchen/dining area, a large living room, an east facing deck and a fenced yard area. Bedrooms are downstairs so warmer in the winter and cooler in the summer. With renovations this would be an affordable investment property or first home. Ready for immediate possession

Built in 1979

### Essential Information

MLS® #	E4446737
Price	\$165,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	560
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	4PLEX
Style	Bi-Level
Status	Active



## Community Information

Address	4 4513 48 Street
Area	Leduc
Subdivision	Alexandra Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5Y4

## Amenities

Amenities	Deck, Hot Water Natural Gas
Parking Spaces	2
Parking	Tandem

## 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	Back Lane, Fenced, Flat Site, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	July 9th, 2025
Days on Market	12
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 21st, 2025 at 3:47am MDT