

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

MLS® #E4446737

**\$165,000**

2 Bedroom, 1.5 Bathroom, 560 sqft

Condo / Townhouse on 0.00 Acres

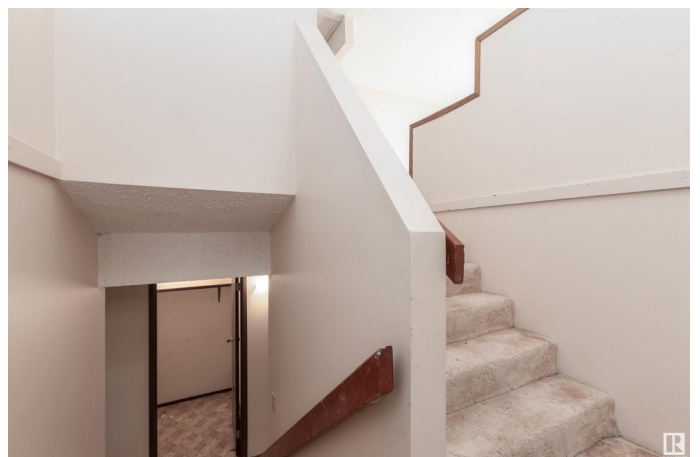
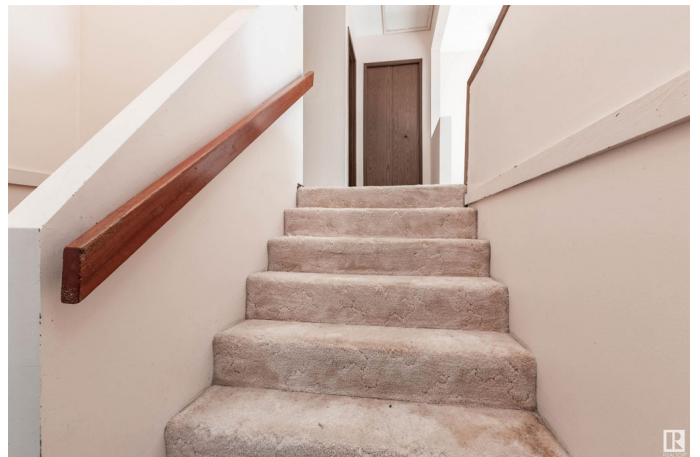
Alexandra Park, Leduc, AB

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   | 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 | 23             |
| Zoning         | Zone 81        |

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Listing information last updated on August 1st, 2025 at 1:03pm MDT