

## \$235,000 - 105 5102 49 Avenue, Leduc

MLS® #E4463786

**\$235,000**

2 Bedroom, 2.00 Bathroom, 957 sqft

Condo / Townhouse on 0.00 Acres

Linsford Park, Leduc, AB

ACT FAST! Two bedroom, two bathroom, adult-only condo, pets allowed, located in the highly sought after Linsford Park! Within walking distance to Leduc's main core; shopping and restaurants. This beautiful, open concept, condo offers newer laminate flooring throughout, a sparkling white kitchen featuring newer Samsung appliances plus island with eating bar. (Bar stools stay) Enjoy the corner gas fireplace in the living room; east facing patio doors lead to huge wrap around deck; perfect place to enjoy your morning coffee! Master bedroom has a walk through closet leading to a 3 pc ensuite. 2nd bedroom, a 4 pc bathroom, plus the insuite laundry with storage completes this unit. Included is a natural gas BBQ. With winter coming, this TITLED heated underground parking is a plus! Located in a mature, quiet neighborhood, this condo offers the perfect blend of comfort, convenience, and lifestyle.

Built in 2000

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463786  |
| Price      | \$235,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 957                    |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 105 5102 49 Avenue |
| Area        | Leduc              |
| Subdivision | Linsford Park      |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 8H1            |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Deck, Detectors Smoke, Natural Gas BBQ Hookup |
| Parking   | Heated, Underground                           |

### Interior

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

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood, Stucco                                       |
| Exterior Features | Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Stucco                                       |
| Foundation        | Concrete Perimeter                                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 13                 |
| Zoning         | Zone 81            |
| Condo Fee      | \$527              |

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Listing information last updated on November 9th, 2025 at 8:17am MST