

## **\$195,000 - 208 4806 48 Avenue, Leduc**

MLS® #E4440963

**\$195,000**

2 Bedroom, 2.00 Bathroom, 753 sqft

Condo / Townhouse on 0.00 Acres

Central Business District (Leduc), Leduc, AB

MINT 2 bdrm, 2 bath condo in Summit Peak (a 55+ complex). MOVE-IN READY and comes with SECURED HEATED UNDERGROUND PARKING. Enter into a BRIGHT and cheery motif with LUXURY vinyl plank floors to greet you. Cook in the kitchen with WHITE cabinets, and appliances, GRANITE counters and subway TILED BACKSPLASH with a peek a boo view into the living room; it accesses the sliding balcony door leading to the COVERED BALCONY, perfect for morning coffee! The Primary bedroom has a walk-thru closet leading to a full 4 pce ENSUITE! Across the main living area is a 2nd bedroom (great for privacy) and full guest bath which is great for family & friends who come to visit. This well managed complex also has a PARTY ROOM for residents and a WORKOUT ROOM for those who like the gym! Close to all of Leduc's amenities, and only 2 blocks to Alexander Park and the library, you'll love the central location! With a NORTH FACING balcony, you'll appreciate the shade and LUSH GREEN VIEWS. LAUNDRY INSUITE & HEAT IS INCLUDED!

Built in 2004

### **Essential Information**

MLS® # E4440963

Price \$195,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	753
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	208 4806 48 Avenue
Area	Leduc
Subdivision	Central Business District (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8S2

### Amenities

Amenities	Deck, Exercise Room, Party Room, Security Door
Parking Spaces	1
Parking	Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Landscaped, Public Transportation

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	10
Zoning	Zone 81
Condo Fee	\$389

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 June 16th, 2025 at 3:02pm MDT