

Courtesy Of Colin Bland Of Maxwell Heritage Realty

## **\$289,000 - 115 4302 48 Street, Leduc**

MLS® #E4450212

### **\$289,000**

4 Bedroom, 3.5 Bathroom, 1,477 sqft  
Condo / Townhouse on 0.00 Acres

Alexandra Park, Leduc, AB

Great central location at Savana Villas, 2 Storey townhouse, End unit, over 1400 sq ft , 3+1 bedrooms, 3.5 bathrooms, fully finished basement and double attached garage. 2 pc bath is conveniently located off the front entry. Kitchen features lots of oak cabinets, stainless steel appliances and is open to living room and dining rooms. Spacious living room with attractive hardwood has gas fire place. Dining room will accommodate a larger table and has garden door to south facing balcony ( a private spot for morning coffee or happy hour). Sky light above staircase to upper level. Up stairs there are 3 bedrooms including primary with walk in closet and 3 pc ensuite with large shower. Basement has laundry at the bottom of the stairs , family room, 4th bedroom, storage and 3 pc bath. Double attached garage is insulated, has some shelving and hot + cold taps. Central location finds you super close to all amenities including hospital, shopping, restaurants, schools, play grounds and parks.

Built in 2001

### **Essential Information**

MLS® #	E4450212
Price	\$289,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,477
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	115 4302 48 Street
Area	Leduc
Subdivision	Alexandra Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8J6

### **Amenities**

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 29th, 2025
Days on Market	8
Zoning	Zone 81
Condo Fee	\$379

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Listing information last updated on August 5th, 2025 at 9:47pm MDT