

## \$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 | 2              |
| Zoning         | Zone 81        |
| Condo Fee      | \$389          |

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Listing information last updated on June 8th, 2025 at 9:17pm MDT