\$221,000 - 301 5116 49 Avenue, Leduc

MLS® #E4434275

\$221.000

2 Bedroom, 2.00 Bathroom, 1,000 sqft Condo / Townhouse on 0.00 Acres

Linsford Park, Leduc, AB

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condominium in an adult-living building ideally situated just minutes from downtown Leduc, shopping, and an array of restaurants. This inviting unit offers both comfort and convenience in a great location. Step inside to find new laminate flooring in the kitchen, dining area, and entrance, creating a fresh and modern feel. The kitchen features a brand-new dishwasher and flows seamlessly into the open-concept dining and living areasâ€"perfect for entertaining or quiet nights in. Both bedrooms are filled with generous natural light during the day, with the primary bedroom offering the added privacy of a 3-piece ensuite bathroom. A second full bathroom and in-suite laundry add to the functionality of this well-designed home. Enjoy the security and convenience of your own titled parking spot with a storage cage. Close to the Edmonton International Airport and area golf courses.

Built in 2003

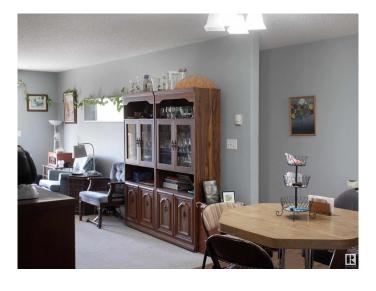
Essential Information

MLS® # E4434275 Price \$221,000

Bedrooms 2
Bathrooms 2.00







Full Baths 2

Square Footage 1,000 Acres 0.00 Year Built 2003

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 301 5116 49 Avenue

Area Leduc

Subdivision Linsford Park

City Leduc

County ALBERTA

Province AB

Postal Code T9E 8K1

Amenities

Amenities Guest Suite, No Smoking Home, Secured Parking, Security Door,

Storage-In-Suite, Storage Cage

Parking Spaces 1

Parking Underground

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Hot Water, Natural Gas

of Stories 4
Stories 4

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Golf Nearby, Landscaped, Shopping Nearby, See

Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed April 30th, 2025

Days on Market 48

Zoning Zone 81

Condo Fee \$473

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 17th, 2025 at 12:17am MDT