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

MLS® #E4434275

#### \$221,000

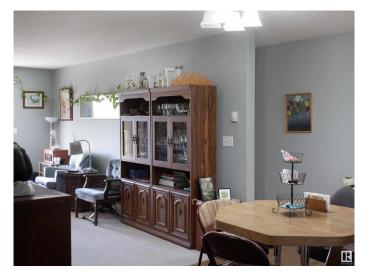
2 Bedroom, 2.00 Bathroom, 1,000 sqft Condo / Townhouse on 0.00 Acres

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
Туре	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

ConstructionWood, VinylFoundationConcrete 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 12:02am MDT