

\$136,900 - 9 4616 47 Street, Leduc

MLS® #E4428216

\$136,900

2 Bedroom, 1.00 Bathroom, 795 sqft

Condo / Townhouse on 0.00 Acres

Alexandra Park, Leduc, AB

Opportunity Knocks! Fire Your Landlord own this bright & airy condo. Possibly Less THAN RENT w Water & Heat INCLUDED! Are u a 1st TIME BUYER/INVESTOR? This charming condo is for U. Includes cozy galley kitchen, newer flooring, 2 spacious bedrooms & bathroom. Open-concept living room flows effortlessly to YOUR private balcony, making it the ideal spot to unwind. Sunlight pours through large windows, creates a warm & inviting atmosphere. Convenient IN-SUITE Laundry & low Condo FEES, this well-managed gem awaits U. Located a hop, skip & jump from Leduc's downtown, you're near restaurants, shopping, schools & EZ freeway/YEG airport access. Universities, Oilers Hockey Arena, concert venues & theaters - all quick 30-minute drive away. Craving skiing/snowboarding/mountain climbing/hiking/fishing? World Class slopes are few hrs away. Telford Lake offers biking trails & walking options 4 Doggo! Possession is flexible Don't let this opportunity slip away!

Built in 1977

Essential Information

MLS® # E4428216

Price \$136,900

Bedrooms 2



| | |
|----------------|------------------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 795 |
| Acres | 0.00 |
| Year Built | 1977 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 9 4616 47 Street |
| Area | Leduc |
| Subdivision | Alexandra Park |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 4P1 |

Amenities

| | |
|-----------|-------------------------|
| Amenities | Walk-up Basement |
| Parking | Front/Rear Drive Access |

Interior

| | |
|--------------|-----------------------------------|
| Appliances | Dishwasher-Built-In, Refrigerator |
| Heating | Baseboard, Electric |
| # of Stories | 3 |
| Stories | 3 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|------------------|
| Exterior | Wood, Stucco |
| Exterior Features | Back Lane |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | See Remarks |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 23 |
| Zoning | Zone 81 |
| HOA Fees | 609.17 |
| HOA Fees Freq. | Monthly |
| Condo Fee | \$609 |

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 April 20th, 2025 at 8:02am MDT