

## \$179,000 - 2 4513 48 Street, Leduc

MLS® #E4451530

**\$179,000**

3 Bedroom, 1.50 Bathroom, 574 sqft

Condo / Townhouse on 0.00 Acres

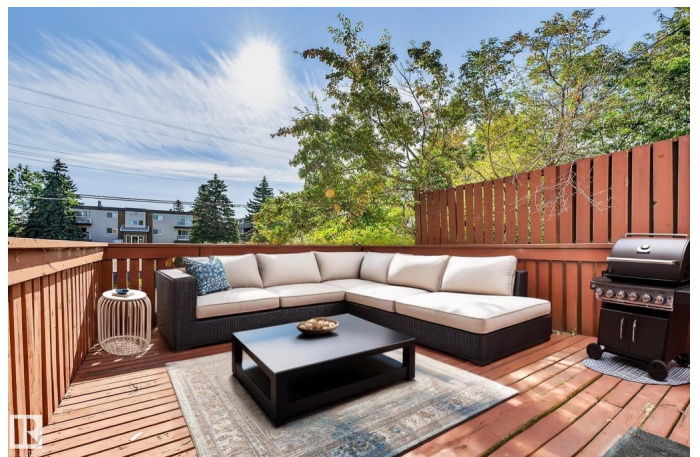
Alexandra Park, Leduc, AB

What a great deal! Perfect for an investor or savvy home buyer. This condo is a single unit in a fourplex. It is self managed and there are NO MONTHLY CONDO FEES. The upper level has a flex space which can be used as a bedroom or a living room. The previous owner used it as a bedroom which gave this home a total of 3 bedrooms and 1.5 bathrooms. The Furnace and HWT was replaced in 2021. No carpet makes this home easy to clean and keep clean. There is a tandem parking stall conveniently outside the unit. Did I mention the location? Steps from downtown Leduc this home is very walkable. Some photos have been virtually staged to show this home to it's full potential.

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451530  |
| Price          | \$179,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 574       |
| Acres          | 0.00      |
| Year Built     | 1979      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | Bi-Level          |
| Status   | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2 4513 48 Street |
| Area        | Leduc            |
| Subdivision | Alexandra Park   |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 5Y4          |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | No Smoking Home |
| Parking   | Stall           |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 2                                                     |
| Has Basement | Yes                                                   |
| Basement     | Full, Finished                                        |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior          | Wood, Vinyl                          |
| Exterior Features | Airport Nearby, Golf Nearby, Schools |
| Roof              | Asphalt Shingles                     |
| Construction      | Wood, Vinyl                          |
| Foundation        | Concrete Perimeter                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 81          |

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