

# \$230,000 - 502, 4806 48 Avenue, Leduc

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MLS® #A2159494

## \$230,000

2 Bedroom, 2.00 Bathroom, 847 sqft

Residential on 0.00 Acres

Central Business District, Leduc, Alberta

Picture this... a beautifully well maintained 2 bedroom condo nestled on the top 5th floor surrounded with a picturesque view from your expansive balcony. Stepping foot directly off the elevator you are greet with your condo for exceptional ease & convenience. Open the door and you are welcomed to a kitchen granting you ample & gorgeous cabinetry, granite countertops, and stainless steel appliances. This home gives you a nice connection from the kitchen to the living room with its ideal window & breakfast bar. The spacious living room gives you one of two entrances to your massive covered balcony which is such a peaceful setting. Your primary bedroom is king size with an abundance of natural light, the 2nd entrance to your balcony, a walk through closet and 4 piece ensuite. In addition, this home gives you a 2nd bedroom, in suite laundry and a main 4 piece bathroom.

Take in the extras, as there is a gym along with a social & lounging room. You will appreciate the underground heated parking for security and to escape the winter elements. The location is surrounded by nearby amenities such as restaurants, entertainment, pharmacy, hospital and grocery stores for the ideal lifestyle to enjoy. Come make this lovely home yours!

Built in 2004

## Essential Information



|                |                |
|----------------|----------------|
| MLS® #         | A2159494       |
| Price          | \$230,000      |
| Sold Price     | \$230,000      |
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 847            |
| Acres          | 0.00           |
| Year Built     | 2004           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Sold           |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 502, 4806 48 Avenue       |
| Subdivision | Central Business District |
| City        | Leduc                     |
| County      | Leduc                     |
| Province    | Alberta                   |
| Postal Code | T9E 8S2                   |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Elevator(s), Fitness Center, P |
| Parking Spaces | 1                              |
| Parking        | Heated Garage, Underground     |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | Granite Counters, Vinyl Wind  |
| Appliances        | Microwave, Refrigerator, Stov |
| Heating           | Forced Air                    |
| Cooling           | None                          |
| # of Stories      | 5                             |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |



**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | August 28th, 2024    |
| Date Sold      | September 13th, 2024 |
| Days on Market | 16                   |
| Zoning         | MUC                  |
| HOA Fees       | 0.00                 |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Rose Country Realty |
|----------------|----------------------------------|

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