

## \$225,000 - 301 5116 49 Avenue, Leduc

MLS® #E4434275

**\$225,000**

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 areas—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	\$225,000
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	11
Zoning	Zone 81
Condo Fee	\$473

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Listing information last updated on May 11th, 2025 at 12:02am MDT