

\$144,900 - 6 4616 47 Street, Leduc

MLS® #E4425337

\$144,900

2 Bedroom, 1.00 Bathroom, 908 sqft
Condo / Townhouse on 0.00 Acres

Alexandra Park, Leduc, AB

ATTENTION FIRST-TIME HOMEBUYERS, INVESTORS, & DOWNSIZERS! This affordable 2-bedroom unit in the desirable WYNDHAM PLACE condo is now available. Offering over 900 square feet of comfortable living space, this home features 2 spacious bedrooms, a 4-piece bathroom, and the added convenience of IN-SUITE LAUNDRY. Enjoy a LARGE LIVING ROOM with direct access to a private BALCONY, perfect for relaxing or entertaining. The Kitchen boasts modern STAINLESS STEEL APPLIANCES and includes a cozy dining nook for casual meals. Located in a small, quiet complex, this condo is within walking distance of schools, shopping, a public library, and TELFORD LAKE. Outdoor enthusiasts will love the nearby walking trails, making it the ideal spot for both leisure and convenience. Whether you're a first-time buyer, investor, or looking to downsize, this is a fantastic opportunity! Don't miss out on this move-in ready home. This well-maintained unit offers great value in a sought-after area, making it a perfect choice for any buyer.

Built in 1977

Essential Information

MLS® #	E4425337
Price	\$144,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	908
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	6 4616 47 Street
Area	Leduc
Subdivision	Alexandra Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4P1

Amenities

Amenities	See Remarks
Parking Spaces	1
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary East Elementary School

Middle Leduc Jr High School

High Leduc Composite HighSchool

Additional Information

Date Listed March 12th, 2025

Days on Market 23

Zoning Zone 81

Condo Fee \$608

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