

\$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 2
Zoning Zone 81
Condo Fee \$608

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