

Courtesy Of Colin Bland Of Maxwell Heritage Realty

## \$174,900 - 308 4806 48 Avenue, Leduc

MLS® #E4426354

**\$174,900**

2 Bedroom, 2.00 Bathroom, 778 sqft  
Condo / Townhouse on 0.00 Acres

Central Business District (Leduc), Leduc, AB

You will Love this 2 bedroom 2 bath Adult condo located in the heart of Leduc. Summit Peak is well managed / maintained and even has an onsite manager. The unit is extremely well maintained / move in ready !! Well designed kitchen with lots of cabinetry and all appliances included. Spacious Living room with patio doors to balcony. Primary bedroom features a walk through closet and 3 pc ensuite with large shower. 2nd bedroom is on opposite side of living room next to 4 pc main bath. Insuite laundry, underground heated parking is very close to elevator. Library, social room with full kitchen. Close to all amenities, most in walking distance, including restaurants, medical services, shopping, public library, movie theatre, civic centre, Leduc Rec Centre and more. Low condo fee includes heat, water and sewer.

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426354  |
| Price          | \$174,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 778       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2004                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                                   |
|-------------|-----------------------------------|
| Address     | 308 4806 48 Avenue                |
| Area        | Leduc                             |
| Subdivision | Central Business District (Leduc) |
| City        | Leduc                             |
| County      | ALBERTA                           |
| Province    | AB                                |
| Postal Code | T9E 8S2                           |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Deck, No Animal Home, No Smoking Home, Party Room, Secured Parking, Security Door |
| Parking Spaces | 1  |
| Parking        | Heated, Underground  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| # of Stories      | 5  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 81          |
| Condo Fee      | \$389            |

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Listing information last updated on April 5th, 2025 at 4:17pm MDT