

\$225,000 - 202 4906 47 Avenue, Leduc

MLS® #E4450283

\$225,000

2 Bedroom, 2.00 Bathroom, 915 sqft

Condo / Townhouse on 0.00 Acres

Central Business District (Leduc), Leduc, AB

Welcome to this beautifully maintained 2 bedroom, 2 bath condo in a friendly & vibrant 55+ community. Located in a concrete-constructed building for superior soundproofing & peace of mind, this unit is filled w/durable laminate floors & abundant natural light throughout. The spacious living room features a south-facing balcony—perfect for relaxing in the sun—w/outdoor storage room attached. The bright white kitchen offers plenty of cabinets & counter space, new fridge, & movable island, ideal for those who love to cook or entertain. The spacious primary includes a 3pc ensuite, 2nd bedroom & bath are great for guests or hobby space. Enjoy the convenience of window A/C, in-suite laundry—newer washer & dryer & lots of storage, heated main-floor parkade, & secure building access. This well-managed building boasts low condo fees & amenities including a social room, exercise equip, & workshop. Just a short walk to downtown, you'll love being close to shopping, dining, & everyday essentials.

Built in 1993

Essential Information

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Price \$225,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	915
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	202 4906 47 Avenue
Area	Leduc
Subdivision	Central Business District (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6R7

Amenities

Amenities	Air Conditioner, Party Room, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Workshop
Parking	Heated, Parkade, Stall, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Stucco
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby,

	See Remarks
Roof	Asphalt Shingles
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 30th, 2025
Days on Market	35
Zoning	Zone 81
Condo Fee	\$390

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Listing information last updated on September 3rd, 2025 at 6:02pm MDT