Courtesy Of Ryan P Dutka Of RE/MAX River City

$215,000 - 208 4806 48 Avenue, Leduc

MLS® #E4447636

$215,000
2 Bedroom, 2.00 Bathroom, 753 sqft
Condo / Townhouse on 0.00 Acres

Central Business District (Leduc), Leduc, AB

MINT 2 bdrm, 2 bath condo in Summit Peak (a 55+ complex). MOVE-IN READY and comes with SECURED HEATED UNDERGROUND PARKING. Enter into a BRIGHT and cheery motif with LUXURY vinyl plank floors to greet you. Cook in the kitchen with WHITE cabinets, and appliances, GRANITE counters and subway TILED BACKSPLASH with a peek a boo view into the living room; it accesses the sliding balcony door leading to the COVERED BALCONY, perfect for morning coffee! The Primary bedroom has a walk-thru closet leading to a full 4 pce ENSUITE! Across the main living area is a 2nd bedroom (great for privacy) and full guest bath which is great for family & friends who come to visit. This well managed complex also has a PARTY ROOM for residents and a WORKOUT ROOM for those who like the gym! Close to all of Leduc's amenities, and only 2 blocks to Alexander Park and the library, you'll love the central location! With a NORTH FACING balcony, you'll appreciate the shade and LUSH GREEN VIEWS. LAUNDRY INSUITE & HEAT IS INCLUDED!

Built in 2004

Essential Information

MLS® #	E4447636
Price	$215,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	753
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	208 4806 48 Avenue
Area	Leduc
Subdivision	Central Business District (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8S2

Amenities

Amenities	Deck, Exercise Room, Party Room, Security Door
Parking Spaces	1
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Landscaped, Public Transportation

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 14th, 2025
Days on Market	37
Zoning	Zone 81
Condo Fee	$389

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)
Listing information last updated on August 20th, 2025 at 3:32pm MDT