

# \$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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