

# \$144,900 - 9 4616 47 Street, Leduc

MLS® #E4428216

**\$144,900**

2 Bedroom, 1.00 Bathroom, 795 sqft

Condo / Townhouse on 0.00 Acres

Alexandra Park, Leduc, AB

This amazing home is tucked onto a rear quiet street. Unit 9 is upstairs. This unit shines, located on an upper floor, this property has it's own in unit washer dryer. Additionally, a galley kitchen with fridge, stove and dishwasher grace this fine unit. Rear has ample parking and amicably allows you to park! Note the spacious living room, and lovely LVT newer upgraded flooring. The balcony is a terrific way to enjoy the early morning sun and the setting sun at night. Added to that is the spacious bathroom for a relaxing bath. Be a proud new homeowner here in Wyndam Place - Bright and bight and airy with lots of space to live & Enjoy vacant photos were prior to painting & move-in = and are older

Built in 1977

## Essential Information

MLS® #	E4428216
Price	\$144,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	795
Acres	0.00
Year Built	1977
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	9 4616 47 Street
Area	Leduc
Subdivision	Alexandra Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4P1

### **Amenities**

Amenities	Walk-up Basement
Parking	Front/Rear Drive Access

### **Interior**

Appliances	Dishwasher-Built-In, Refrigerator
Heating	Baseboard, Electric
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	See Remarks

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	5
Zoning	Zone 81
HOA Fees	609.17
HOA Fees Freq.	Monthly
Condo Fee	\$609

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