

## \$219,000 - 301 5116 49 Avenue, Leduc

MLS® #E4448485

**\$219,000**

2 Bedroom, 2.00 Bathroom, 942 sqft

Condo / Townhouse on 0.00 Acres

Central Business District (Leduc), Leduc, AB

Low-Maintenance Living in Downtown Leduc! Welcome to this bright & well-maintained 942 sq ft, 2-bedroom, 2-bathroom condo in a quiet adult-living building—perfect for those looking to downsize or enjoy a more relaxed pace of life. You’ll love the open-concept layout with new laminate flooring & large tinted windows that fill the living areas with natural light but reduces the heat. The kitchen offers ample cabinet space and a brand-new dishwasher. The spacious primary bedroom includes a W-T closet & 3pc ensuite. 2nd bedroom is located near the full main bath—ideal for guests or a home office. Additional perks include in-suite laundry, your own titled parking stall w/ storage cage, & a guest suite for your company. Beautiful tree-lined street offers a sunny south balcony view & walkable access to shopping, parks, & restaurants. If you’re looking for comfort, convenience, & a community-focused atmosphere, this is the one to see!

Built in 2003

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448485  |
| Price     | \$219,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 942                    |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 301 5116 49 Avenue                |
| Area        | Leduc                             |
| Subdivision | Central Business District (Leduc) |
| City        | Leduc                             |
| County      | ALBERTA                           |
| Province    | AB                                |
| Postal Code | T9E 8K1                           |

### Amenities

|           |                                                                                              |
|-----------|----------------------------------------------------------------------------------------------|
| Amenities | Guest Suite, No Smoking Home, Secured Parking, Security Door, Storage-In-Suite, Storage Cage |
| Parking   | Stall, Underground, See Remarks                                                              |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                             |
| Fireplace         | Yes                                                                                |
| Fireplaces        | Mantel, Tile Surround                                                              |
| # of Stories      | 4                                                                                  |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                           |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 81         |
| Condo Fee      | \$473           |

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Listing information last updated on August 2nd, 2025 at 2:32pm MDT