

# \$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 27  
Zoning Zone 81  
Condo Fee \$608

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Listing information last updated on April 8th, 2025 at 4:17pm MDT