

Courtesy Of Colin Bland Of Maxwell Heritage Realty

## \$174,900 - 308 4806 48 Avenue, Leduc

MLS® #E4426354

**\$174,900**

2 Bedroom, 2.00 Bathroom, 778 sqft

Condo / Townhouse on 0.00 Acres

Central Business District (Leduc), Leduc, AB

You will Love this 2 bedroom 2 bath Adult condo located in the heart of Leduc. Summit Peak is well managed / maintained and even has an onsite manager. The unit is extremely well maintained / move in ready !! Well designed kitchen with lots of cabinetry and all appliances included. Spacious Living room with patio doors to balcony. Primary bedroom features a walk through closet and 3 pc ensuite with large shower. 2nd bedroom is on opposite side of living room next to 4 pc main bath. Insuite laundry, underground heated parking is very close to elevator. Library, social room with full kitchen. Close to all amenities, most in walking distance, including restaurants, medical services, shopping, public library, movie theatre, civic centre, Leduc Rec Centre and more. Low condo fee includes heat, water and sewer.

Built in 2004

### Essential Information

MLS® #	E4426354
Price	\$174,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	778
Acres	0.00



Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	308 4806 48 Avenue
Area	Leduc
Subdivision	Central Business District (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8S2

### **Amenities**

Amenities	On Street Parking, Deck, No Animal Home, No Smoking Home, Party Room, Secured Parking, Security Door
Parking Spaces	1
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 19th, 2025
Days on Market	18
Zoning	Zone 81
Condo Fee	\$389

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Listing information last updated on April 6th, 2025 at 3:47pm MDT