

\$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	16
Zoning	Zone 81
Condo Fee	\$473

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