

# \$221,000 - 301 5116 49 Avenue, Leduc

MLS® #E4434275

**\$221,000**

2 Bedroom, 2.00 Bathroom, 1,000 sqft  
Condo / Townhouse on 0.00 Acres

Linsford Park, Leduc, AB

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condominium in an adult-living building ideally situated just minutes from downtown Leduc, shopping, and an array of restaurants. This inviting unit offers both comfort and convenience in a great location. Step inside to find new laminate flooring in the kitchen, dining area, and entrance, creating a fresh and modern feel. The kitchen features a brand-new dishwasher and flows seamlessly into the open-concept dining and living areas—perfect for entertaining or quiet nights in. Both bedrooms are filled with generous natural light during the day, with the primary bedroom offering the added privacy of a 3-piece ensuite bathroom. A second full bathroom and in-suite laundry add to the functionality of this well-designed home. Enjoy the security and convenience of your own titled parking spot with a storage cage. Close to the Edmonton International Airport and area golf courses.

Built in 2003

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4434275  |
| Price     | \$221,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,000                  |
| 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 | Linsford Park      |
| 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 Spaces | 1  |
| Parking        | Underground  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 4  |
| 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    | April 30th, 2025 |
| Days on Market | 47               |
| Zoning         | Zone 81          |
| Condo Fee      | \$473            |

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Listing information last updated on June 16th, 2025 at 5:32pm MDT