

## \$189,900 - 303 4806 48 Avenue, Leduc

MLS® #E4431220

**\$189,900**

2 Bedroom, 2.00 Bathroom, 750 sqft

Condo / Townhouse on 0.00 Acres

Central Business District (Leduc), Leduc, AB

Beautifully renovated 2 bedroom, 2 bathroom adult (55+) condo in the heart of Leduc! Summit Peak is a well-managed building with an onsite manager and a strong reputation. This bright, move-in ready fully renovated top to bottom unit features an open-concept layout, a spacious kitchen offering ample cabinetry and new appliances, and a cozy living room with sliding patio doors leading to a private balcony. The primary bedroom includes a walk-through closet and 4 pc ensuite, while the second bedroom is on the opposite side, near the 4 pc main bath. Additional perks include in-suite laundry and convenient heated underground parking. Enjoy amenities such as a large social/party room with kitchen, library, TV room, and full gym. Walking distance to downtown, medical clinics, restaurants, Rec Centre, Civic Centre park, and more. Ideal for professionals, frequent travelers, or those seeking carefree, no-maintenance living. Immediate possession available and pets allowed with board approval!

Built in 2004

### Essential Information

MLS® # E4431220

Price \$189,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 750                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                                   |
|-------------|-----------------------------------|
| Address     | 303 4806 48 Avenue                |
| Area        | Leduc                             |
| Subdivision | Central Business District (Leduc) |
| City        | Leduc                             |
| County      | ALBERTA                           |
| Province    | AB                                |
| Postal Code | T9E 7H9                           |

### **Amenities**

|           |                                  |
|-----------|----------------------------------|
| Amenities | Deck, Security Door, See Remarks |
| Parking   | Heated, Underground              |

### **Interior**

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

### **Exterior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Vinyl                                         |
| Exterior Features | Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Vinyl                                         |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 16th, 2025  
Days on Market                3  
Zoning                              Zone 81  
Condo Fee                        \$389

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Listing information last updated on April 19th, 2025 at 10:17am MDT