



## 4415 48 Street 106 Leduc AB

\$169,900

Welcome to Leduc Mansion in Leduc! This CORNER UNIT features 2 BEDROOMS & 2 FULL BATHROOMS and is the perfect home for First Time Home Buyers or Investors. Plenty of natural light throughout the open concept layout that boasts a spacious kitchen and living room with a Gas Fireplace providing the perfect place to relax and unwind. Add the convenience of in-suite laundry/storage room and relax and enjoy the morning sunrise on the HUGE PATIO. Primary bedroom features walk-thru closets and 3pc Ensuite. Second bedroom is a generous size and conveniently located beside 4 pc bathroom. HEATED UNDERGROUND PARKING ensures your vehicle is secure and comfortable year-round. Other amenities include Fitness Room and Social room on the main floor. AMAZING LOCATION! Just minutes away from schools, parks, trails, shopping, Telford Lake, Leduc Common, Leduc Rec Centre and the Airport. DON'T MISS OUT!!!

Listing Presented By:



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