



4415 48 Street 109 Leduc AB

\$168,000

This 2 bedroom & 2 bathroom unit is ideally situated on the main floor with a bright south exposure. Patio doors to a large, private cement patio with trees. Leduc Mansion was built in 2008 & offers modern features such as eat-up centre island, tile flooring in kitchen & baths, black appliances & corner gas fireplace. Primary bedroom has a walk through double closet & ensuite with an oversized shower with glass doors. In-unit storage and stacked laundry. Underground parking. Pets welcome with approval but only main floor units in complex are allowed a dog under 20 lbs & less than 14" at the shoulder. This unit is part of the rental pool & is perfect for an investor who wants a management company to handle the tenants. Can also withdraw from rental pool and live in the unit. Building has a exercise room & a common area to gather. Many long-term residents & an on-site advisor. Across from Ecole Leduc Junior High. Parks, trails, shopping & restaurants all nearby. Heat & water included in condo fee.

Listing Presented By:



Originally Listed by:

Royal LePage Noralta Real Estate

susanhoron@royalpage.ca

<http://www.susanhoron.ca>



RE/MAX Real Estate

129 Mountain Ash Drive ,
Wetaskiwin, AB,

Phone: 780-361-9215

rsplant@telus.net