



## 4501 51 Street 306 Leduc AB

\$109,900

Great opportunity for an investment property or first-time owner. This one bedroom and one bath condo is perfect for easy budgeting. Nice unit with large Livingroom and bedroom. Plus, a good-sized storage room. Common laundry room per floor. Unit has one electrified parking stall in the parking lot at the back of the building. Close to transportation, parks, swimming pool, theater, and schools. The unit is part of a professionally managed rental pool. The management charges \$55.49 per month to manage the financial statements, leases, utilities and insurance. Condo fees include water, sewer and heat.

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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