



## 4903 48 Avenue Leduc AB

\$234,900

INVESTOR ALERT! Step into a piece of history with this charming vintage home nestled in the heart of the downtown core. Boasting 4 beds, 2 baths & a finished basement with 2nd kitchen, this residence offers ample space & versatility. From the original hardwood floors to the updated vinyl windows & siding, this home seamlessly blends historic charm with modern convenience. The main floor boasts a combination living/dining room that opens to the kitchen with ample cabinet & counter space. An adjacent flex room with laundry rough-ins could make a perfect pantry/utility room. 2 bedrooms + a modernized 4pc bath complete the main level. A separate foyer leads to the basement where you will find a large 2nd kitchen + 2nd living room. 2 comfortable bedrooms, 3pc bath with laundry & den/flex space complete this level. An oversized single garage offers added storage for vehicles. The location is walkable to many amenities, inc: shops, restaurants, parks, and more. Zoned Central Business District. Quick possession.

Listing Presented By:



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