



Leduc Alberta

\$230,000

Top floor condo in a well-managed complex, offering strong appeal for investors, first-time buyers, or downsizers. This move-in ready unit features fresh paint, 10' ceilings, central A/C, in-suite laundry, and an efficient layout that makes excellent use of space. The east-facing patio adds desirable outdoor living and natural morning light. Condo fees are low and include heat, water helping keep monthly ownership costs predictable. The building offers titled underground heated parking, a fitness room, and visitor parking, adding value for both owners and tenants. Excellent location just 2 minutes to Leduc Common, 10 minutes to Premium Outlet Collection, and less than 15 minutes to the airport. Walking distance to a convenience store, pond. A smart opportunity in a convenient location with features tenants and buyers will appreciate. (id:6769)

Living room 4.48 m X 5.1 m

Dining room 5.09 m X 2.71 m

Kitchen 5.35 m X 2.93 m

Primary Bedroom 2.78 m X 4.08 m

Bedroom 2 2.77 m X 4.05 m

Laundry room 1.63 m X 2.79 m

Utility room 1.02 m X 1.19 m

Listing Presented By:



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Royal LePage Prestige Realty

<http://www.craigfinnman.ca/>



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