



## 4616 47 Street 1 Leduc AB

\$109,900

If you happen to be a first time home buyer or an investor looking for that PERFECT property for the portfolio...FASTEN YOUR SEATBELTS! Situated on a quiet street and close to all amenities, sits this well kept and AFFORDABLE home! Features of this sun-soaked ground floor unit include such things as new living room flooring, all of the appliances, 2 big bedrooms, in-suite laundry, a good storage area, a perfect sized eating nook and a huge family room. This one also features a NE facing terrace. Perfect for that morning coffee to watch the sun come up! Located close to schools, shopping, arenas, the movie theatre, walking trails, and just a hop skip and a jump to the highway, the outlet mall, Costco, the casino, golf courses and the International Airport...this one might just make your short list!

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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