



## 4415 48 Street 109 Leduc AB

\$175,000

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:



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