



## 4604 48A Street 303 Leduc AB

\$189,900

NEWLY RENOVATED ADULT BUILDING! COVERED PARKING STALL! WALKABLE LOCATION! Looking for move in ready? This TOP FLOOR 1027 sq ft 2 bed, 1 bath updated condo has been refreshed & modernized for today's market. Feat: brand new wood grain vinyl plank flooring, fresh paint, light fixtures, new appliances, handles & bathroom tile; electric fireplace & in floor heating too! Spacious layout allows for an open concept living / dining / kitchen space for entertaining the family & grandkids. U shaped kitchen w/ ample countertops, dining room for a large table, & generous living room for the sofa & love seat. Den / sun room area, w/ deck access for west facing sunsets! 2 good sized bedrooms, 4 pce bath, & separate laundry / storage room. Elevator for added convenience / mobility issues! Low condo fees of \$341.90 / month includes heat, water / sewer, & snow removal. A great option for downsizers, snowbirds, or investors; don't miss it!

Listing Presented By:



Originally Listed by:  
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**RE/MAX ELITE**

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