



## 4604 48A Street 306 Leduc AB

\$199,950

Uniquely designed adult-only building, ideally located within walking distance to Alexandria Park with walking trails around the lake. Very clean and well-run, self-managed building. This top-floor, 2-bedroom unit, features spacious walk-in storage, in-suite laundry with H/E washer and dryer, and very unique sunroom perfect for growing your favorite plants or enjoying a cup of coffee in the morning sun. Oak package throughout the unit including baseboards, casings and double mirror closet doors in both bedrooms. Open concept design generous dining room can easily accommodate a large table for family gatherings. Solid Oak kitchen cabinets, S/S appliances, extended working countertop, and sit-down bar with stools. Large living room has plenty of space for your furniture, relaxing corner electric fireplace provides extra heat and comfort. The outside balcony has space for BBQ. Close to Leduc Civic Centre, Public Library shopping and a variety of Restaurants.

Listing Presented By:



Originally Listed by:  
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