

## \$239,900 - 301 5102 49 Avenue, Leduc

MLS® #E4433141

**\$239,900**

2 Bedroom, 2.00 Bathroom, 860 sqft

Condo / Townhouse on 0.00 Acres

Linsford Park, Leduc, AB

Welcome to Majestic Place East – a centrally located & highly sought-after 40+ condo in the heart of Leduc. This beautifully maintained home features an open-concept floor plan with a spacious kitchen equipped with newer appliances, & a generous living room centered around a cozy corner gas fireplace. The unit offers 2 large bedrooms, including a primary suite complete with a walk-through closet & a private 3-pc ensuite. An additional 4-pc bathroom is conveniently located off the main living area. Enjoy the ease of in-suite laundry with ample storage space, & relax outdoors on your private patio. Additional features include a titled parking stall & an assigned storage locker. Recent updates include new flooring, fresh paint, & updated door hardware. Condo fees cover heat, water, & sewer, adding even more value to this move-in-ready home. Located in one of Leduc's most popular communities, Majestic Place East offers the perfect blend of comfort, convenience, & lifestyle. Some photos may be virtually staged

Built in 2000

### Essential Information

MLS® # E4433141

Price \$239,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 860                    |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 301 5102 49 Avenue |
| Area        | Leduc              |
| Subdivision | Linsford Park      |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 8H1            |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Parking-Visitor, Patio, See Remarks |
| Parking   | Heated, Parkade                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 81          |
| Condo Fee      | \$487            |

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Listing information last updated on May 1st, 2025 at 3:47am MDT