

## \$219,000 - 301 5116 49 Avenue, Leduc

MLS® #E4448485

**\$219,000**

2 Bedroom, 2.00 Bathroom, 942 sqft

Condo / Townhouse on 0.00 Acres

Central Business District (Leduc), Leduc, AB

Low-Maintenance Living in Downtown Leduc! Welcome to this bright & well-maintained 942 sq ft, 2-bedroom, 2-bathroom condo in a quiet adult-living building—perfect for those looking to downsize or enjoy a more relaxed pace of life. You’ll love the open-concept layout with new laminate flooring & large tinted windows that fill the living areas with natural light but reduces the heat. The kitchen offers ample cabinet space and a brand-new dishwasher. The spacious primary bedroom includes a W-T closet & 3pc ensuite. 2nd bedroom is located near the full main bath—ideal for guests or a home office. Additional perks include in-suite laundry, your own titled parking stall w/ storage cage, & a guest suite for your company. Beautiful tree-lined street offers a sunny south balcony view & walkable access to shopping, parks, & restaurants. If you’re looking for comfort, convenience, & a community-focused atmosphere, this is the one to see!

Built in 2003

### Essential Information

MLS® #	E4448485
Price	\$219,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	942
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	301 5116 49 Avenue
Area	Leduc
Subdivision	Central Business District (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8K1

### Amenities

Amenities	Guest Suite, No Smoking Home, Secured Parking, Security Door, Storage-In-Suite, Storage Cage
Parking	Stall, Underground, See Remarks

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 18th, 2025
Days on Market	9
Zoning	Zone 81
Condo Fee	\$473

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