

## \$99,900 - 106 4503 51 Street, Leduc

MLS® #E4428240

**\$99,900**

1 Bedroom, 1.00 Bathroom, 693 sqft

Condo / Townhouse on 0.00 Acres

Linsford Park, Leduc, AB

Step into affordable homeownership with this charming 1bedroom apartment in the heart of Leduc. A haven to inspire your dreams of homeownership. Thoughtful layout provides super large living area with south facing patio doors letting in plenty of light. Functional kitchen and dining area. Bedroom is very generously sized and features two double closets providing tons of room for your clothes plus there is an additional storage room which is large enough for a bike if you want it. Shopping, schools, transit and amenities all close by providing convenience at your doorstep. An ideal starter home perfect for first time home buyer offering comfort, style, and the freedom to live life on your terms. Whether youâ€™re looking for a place to call your own or a smart first investment, this move-in-ready condo offers both comfort and opportunity. Don't just imagine your future; step into it today!

Built in 1972

### Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4428240 |
| Price      | \$99,900 |
| Bedrooms   | 1        |
| Bathrooms  | 1.00     |
| Full Baths | 1        |



|                |                        |
|----------------|------------------------|
| Square Footage | 693                    |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 106 4503 51 Street |
| Area        | Leduc              |
| Subdivision | Linsford Park      |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 5C1            |

### Amenities

|           |               |
|-----------|---------------|
| Amenities | Security Door |
| Parking   | Stall         |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Water  |
| # of Stories | 4   |
| Stories      | 4   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick  |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 30th, 2025 |
| Days on Market | 30               |
| Zoning         | Zone 81          |
| Condo Fee      | \$423            |

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Listing information last updated on April 29th, 2025 at 8:02am MDT