

# \$119,000 - 303 4501 51 Street, Leduc

MLS® #E4425457

**\$119,000**

2 Bedroom, 1.50 Bathroom, 956 sqft  
Condo / Townhouse on 0.00 Acres

Linsford Park, Leduc, AB

Welcome to this spacious and well-maintained 2 Bedroom, 1.5 Bathroom Condo, offering a Fantastic Opportunity for BOTH First-time Homebuyers and Savvy Investors. Located in a desirable neighborhood across from a peaceful park and an Elementary School, this condo is ideal for families, professionals, or anyone looking to enjoy the convenience of nearby amenities. The condo features TWO levels of living space, providing ample room to relax and entertain. The 2 Large Bedrooms offer plenty of natural light, with the Primary Bedroom featuring a generous walk-in closet. The well-appointed kitchen flows into the Dining & Living areas, creating an inviting space to unwind after a long day. Enjoy your morning coffee or evening relaxation on the private balcony, perfect for soaking up the views of the surrounding greenery. Additional highlights include a convenient parking stall, and a powder room on the main floor for guests. Solid Investment Property or an Affordable Home - this condo offers both Comfort & Value

Built in 1972

## Essential Information

MLS® #                    E4425457  
Price                      \$119,000



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	956
Acres	0.00
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### **Community Information**

Address	303 4501 51 Street
Area	Leduc
Subdivision	Linsford Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5B9

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Storage-In-Suite, Rental Pool Option
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	3
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Level Land, Park/Reserve, Paved Lane, Playground Nearby, Public Swimming Pool, Public

	Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Linford Elementry
Middle	Leduc Jr High
High	Leduc Composite High

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	30
Zoning	Zone 81
Condo Fee	\$562

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