

## \$289,000 - 115 4302 48 Street, Leduc

MLS® #E4450212

**\$289,000**

4 Bedroom, 3.50 Bathroom, 1,477 sqft

Condo / Townhouse on 0.00 Acres

Alexandra Park, Leduc, AB

Great central location at Savana Villas, 2 Storey townhouse, End unit, over 1400 sq ft , 3+1 bedrooms, 3.5 bathrooms, fully finished basement and double attached garage. 2 pc bath is conveniently located off the front entry. Kitchen features lots of oak cabinets, stainless steel appliances and is open to living room and dining rooms. Spacious living room with attractive hardwood has gas fire place. Dining room will accommodate a larger table and has garden door to south facing balcony ( a private spot for morning coffee or happy hour). Sky light above staircase to upper level. Up stairs there are 3 bedrooms including primary with walk in closet and 3 pc ensuite with large shower. Basement has laundry at the bottom of the stairs , family room, 4th bedroom, storage and 3 pc bath. Double attached garage is insulated, has some shelving and hot + cold taps. Central location finds you super close to all amenities including hospital, shopping, restaurants, schools, play grounds and parks.

Built in 2001

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4450212  |
| Price    | \$289,000 |
| Bedrooms | 4         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,477             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 115 4302 48 Street |
| Area        | Leduc              |
| Subdivision | Alexandra Park     |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 8J6            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 81         |
| Condo Fee      | \$379           |

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Listing information last updated on July 31st, 2025 at 5:17am MDT