

# \$284,900 - N/A, Leduc

MLS® #E4454615

## \$284,900

3 Bedroom, 2.50 Bathroom, 1,408 sqft  
Condo / Townhouse on 0.00 Acres

Alexandra Park, Leduc, AB

Very well maintained end unit in Savanna Villas! Close to many amenities including hospital, shopping & schools. Bright open floor plan with ceramic tile throughout kitchen & entry way. Ample cabinets & counter space with bar server counter. Garden door off the eating area to large covered deck. Corner fireplace in the living room with huge windows for natural light. Total of 3 bedrooms & 3 bathrooms. Primary bedroom features a large walk in closet and 3 pce. ensuite. Includes 6 Appliances, central vacuum, garage door opener & remote. 20' X 22' double attached garage. Condo living at its best! Close to restaurants, airport, shopping, civic center, rec center, golf, pools & more! Welcome home to Savanna Villas!

Built in 2001

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454615  |
| Price          | \$284,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,408     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2001              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | N/A            |
| 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, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                              |
| Fireplaces        | Corner                                                                                                                                                           |
| Stories           | 2                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                                 |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                       |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                  |
| Construction      | Wood, Vinyl                                                       |
| Foundation        | Concrete Perimeter                                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 81           |
| Condo Fee      | \$378             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 5th, 2025 at 10:47am MDT