

## \$119,900 - 48 Willow Park Estates, Leduc

MLS® #E4429215

**\$119,900**

2 Bedroom, 2.00 Bathroom, 1,023 sqft

Land Lease Community on 0.00 Acres

Willow Park Estate\_LEDU, Leduc, AB

Welcome to this immaculate single wide home tucked onto a spacious lot. The bright and open floorplan features 2 spacious bedrooms, 2 bathrooms, and a large laundry. The kitchen is at the front of the home and has an abundance of cabinets, a roomy eating area with a bay window and is open to the good sized living room with a cozy electric fireplace. Bar stools stay. The property has been well cared for and features a new front door, an upgraded hot water tank, laminate flooring, trims and a new lower deck. The property is nicely fenced and has a double parking pad and a 10x14 shed. A great location in the park and is close to shopping, schools, transportation, Nisku and the Airport. Tenants will be out by May 31st, 2025

Built in 2008

### Essential Information

MLS® #	E4429215
Price	\$119,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,023
Acres	0.00
Year Built	2008



Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	48 Willow Park Estates
Area	Leduc
Subdivision	Willow Park Estate_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5R2

### Amenities

Parking	Parking Pad Cement/Paved
---------	--------------------------

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas

### Exterior

Exterior	Modular
Construction	Modular
Foundation	Block

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	29
Zoning	Zone 81

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 May 2nd, 2025 at 8:32pm MDT