\$260,000 - 4527 46 Avenue, Leduc

MLS® #E4440149

\$260,000

2 Bedroom, 1.00 Bathroom, 992 sqft Single Family on 0.00 Acres

South Telford, Leduc, AB

Discover the comfort this charming bungalow! The spacious living room is filled with natural light from two large windows, creating a warm and inviting atmosphere. The kitchen is impressively largeâ€"perfect for cooking, hosting, or family gatherings. The main floor also includes a dedicated dining room, mudroom, primary bedroom, and an additional bedroom. The basement offers even more living space with a generous recreation room, 2-piece bathroom, utility room, two additional bedrooms, and a denâ€"ideal for a home office or extra storage.



Essential Information

MLS® # E4440149

Price \$260,000

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 992

Acres 0.00 Year Built 1957

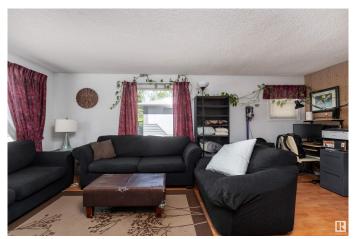
Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active







Community Information

Address 4527 46 Avenue

Area Leduc

Subdivision South Telford

City Leduc

County ALBERTA

Province AB

Postal Code T9E 5V7

Amenities

Amenities Detectors Smoke, No Animal Home, No Smoking Home

Parking Single Garage Detached

Interior

Appliances Dryer, Freezer, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 1

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stucco

Exterior Features Corner Lot, Landscaped, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed June 3rd, 2025

Days on Market 29

Zoning Zone 81

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