

## \$369,999 - 5107 46 Street, Leduc

MLS® #E4424149

**\$369,999**

4 Bedroom, 2.00 Bathroom, 915 sqft

Single Family on 0.00 Acres

North Telford, Leduc, AB

SITUATED ON TWO LOTS! Find your way home to this charming bi-level in the heart of Leduc, just a short stroll from the vibrant downtown shopping core. This well-kept home offers an ideal blend of space and convenience, featuring 4 bedrooms and 1.5 baths. The bright and inviting living room flows seamlessly into the eat-in kitchen, complete with ample cabinetry and plenty of space for family meals. Upstairs, you'll find two spacious bedrooms, while the lower level is framed and partially finished with deep windows that flood the area with natural light, making it a perfect canvas to create your dream space. Enjoy the convenience of a detached oversized single garage with back alley access, ideal for extra storage or a workshop. Relax on the new front deck with your morning coffee or unwind after a busy day. Located in a peaceful neighborhood, yet close to all the amenities of downtown Leduc, this home is ready for you to make it your own. Donâ€™t miss out on this fantastic opportunity!

Built in 2002

### Essential Information

MLS® # E4424149

Price \$369,999

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 915                    |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 5107 46 Street |
| Area        | Leduc          |
| Subdivision | North Telford  |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 5V9        |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Fire Pit, See Remarks  |
| Parking   | Single Garage Detached |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Landscaped, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles                                      |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter                                    |

### **Additional Information**

Date Listed March 5th, 2025

Days on Market 45

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 April 19th, 2025 at 8:47am MDT