

## \$350,000 - 5202 46 Avenue, Leduc

MLS® #E4440236

### \$350,000

5 Bedroom, 2.50 Bathroom, 1,124 sqft

Single Family on 0.00 Acres

Linsford Park, Leduc, AB

Charming 1964 bungalow in the heart of Linsford Park! This 1124 sq.ft. home sits on a spacious 658 sq.m. corner lot—a true gardener’s dream with an incredible variety of plants and abundant garden space surrounding the property. The main floor offers 3 bedrooms and 2 bathrooms, including a convenient ensuite. Stay cool all summer with central A/C. The fully finished basement adds even more living space with 2 additional bedrooms, a full bath, and a large family room—perfect for guests or growing families. Plenty of off-street parking and room to build your dream garage. Full of potential and offered at an attractive price point, this home is the perfect opportunity to get into a mature, central Leduc neighbourhood!

Built in 1964

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440236  |
| Price          | \$350,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,124     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1964                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5202 46 Avenue |
| Area        | Leduc          |
| Subdivision | Linsford Park  |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 5C8        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Air Conditioner, Hot Water Natural Gas, R.V. Storage |
| Parking   | No Garage, RV Parking  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Airport Nearby, Back Lane, Corner Lot, Flat Site, Golf Nearby, Landscaped, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 5              |

## Zoning

## Zone 81

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Listing information last updated on June 9th, 2025 at 9:47am MDT