

## \$938,000 - 5006 & 5008 48 Avenue, Leduc

MLS® #E4439211

**\$938,000**

8 Bedroom, 7.00 Bathroom, 2,908 sqft  
Single Family on 0.00 Acres

Linsford Park, Leduc, AB

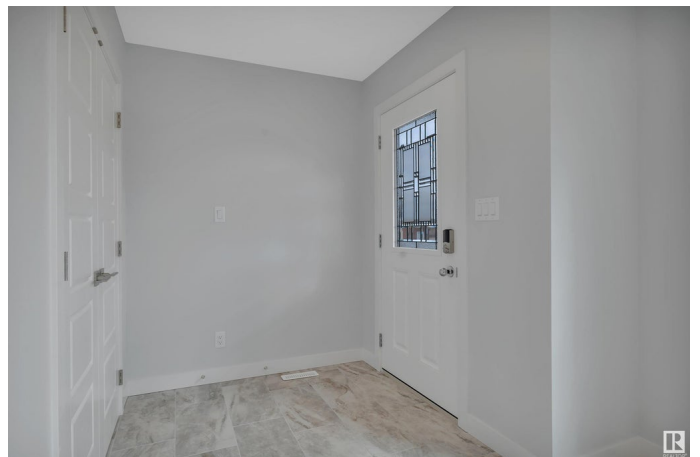
Investor alert! Rare opportunity to own a fully renovated side-by-side duplex in a highly desirable neighborhood of Leduc. This meticulously updated property features a modern, spacious kitchen with new cabinets, granite countertops, brand new appliances, and elegant porcelain tile floors. Large windows on the main floor flood the living space with natural light, creating a bright and inviting atmosphere. Enjoy energy efficiency with zone heating throughout and premium triple-pane windows on both floors for superior insulation and noise reduction. Each unit boasts three generous bedrooms upstairs, including a luxurious 3-pce ensuite in the primary bedroom and a 4-pce main bath. Convenient upper-floor laundry adds to the appeal. The open-concept main floor offers a bright living room, a cozy 2-pce bath, and a stylish kitchen perfect for family living or entertaining. The finished basement includes an additional bedroom with a 3-pce bath and a large recreation room, ideal for guests or a home office.

Built in 2016

### Essential Information

MLS® # E4439211

Price \$938,000



|                |                     |
|----------------|---------------------|
| Bedrooms       | 8                   |
| Bathrooms      | 7.00                |
| Full Baths     | 6                   |
| Half Baths     | 2                   |
| Square Footage | 2,908               |
| Acres          | 0.00                |
| Year Built     | 2016                |
| Type           | Single Family       |
| Sub-Type       | Duplex Side By Side |
| Style          | 2 Storey            |
| Status         | Active              |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 5006 & 5008 48 Avenue |
| Area        | Leduc                 |
| Subdivision | Linsford Park         |
| City        | Leduc                 |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9E 7H7               |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | On Street Parking, Air Conditioner, Front Porch |
| Parking   | Single Garage Attached                          |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

Construction Wood, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 29th, 2025  
Days on Market 17  
Zoning Zone 81

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Listing information last updated on June 15th, 2025 at 10:47am MDT