

## \$275,000 - 4527 46 Avenue, Leduc

MLS® #E4440149

### \$275,000

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 large—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 den—ideal for a home office or extra storage.

Built in 1957

### Essential Information

MLS® #	E4440149
Price	\$275,000
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	12
Zoning	Zone 81

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