

## \$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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Listing information last updated on June 15th, 2025 at 5:02pm MDT