

# \$260,000 - 4527 46 Avenue, Leduc

MLS® #E4440149

**\$260,000**

2 Bedroom, 1.00 Bathroom, 992 sqft  
Single Family on 0.00 Acres

South Telford, Leduc, AB

**\*Large Corner Lot\*** 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	\$260,000
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	42
Zoning	Zone 81

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