

\$308,000 - 4423 47th Avenue, Leduc

MLS® #E4445286

\$308,000

2 Bedroom, 1.00 Bathroom, 728 sqft

Single Family on 0.00 Acres

South Telford, Leduc, AB

Lot is 50' x 120'. Excellent in fill property. Short walking trail to Lake. Corner lot, home has newer windows, exterior doors and shingles. Laminate flooring, furnace and HWT replaced in '22. Mature area with lots of newer homes.

Built in 1934

Essential Information

MLS® #	E4445286
Price	\$308,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	728
Acres	0.00
Year Built	1934
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4423 47th Avenue
Area	Leduc
Subdivision	South Telford
City	Leduc



County ALBERTA
Province AB
Postal Code T9E 5T1

Amenities

Amenities On Street Parking, Fire Pit, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, Lake Privileges
Parking 2 Outdoor Stalls, No Garage, Rear Drive Access

Interior

Appliances Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating Forced Air-1, Natural Gas
Stories 1
Has Basement Yes
Basement Partial, Unfinished

Exterior

Exterior Wood, Brick, Stucco
Exterior Features Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby
Roof Asphalt Shingles
Construction Wood, Brick, Stucco
Foundation Concrete Perimeter

Additional Information

Date Listed July 2nd, 2025
Days on Market 13
Zoning Zone 81

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Listing information last updated on July 15th, 2025 at 11:47am MDT