

## \$350,000 - 5202 46 Avenue, Leduc

MLS® #E4440236

### \$350,000

5 Bedroom, 2.50 Bathroom, 1,124 sqft

Single Family on 0.00 Acres

Linsford Park, Leduc, AB

Charming 1964 bungalow in the heart of Linsford Park! This 1124 sq.ft. home sits on a spacious 658 sq.m. corner lot—a true gardener’s dream with an incredible variety of plants and abundant garden space surrounding the property. The main floor offers 3 bedrooms and 2 bathrooms, including a convenient ensuite. Stay cool all summer with central A/C. The fully finished basement adds even more living space with 2 additional bedrooms, a full bath, and a large family room—perfect for guests or growing families. Plenty of off-street parking and room to build your dream garage. Full of potential and offered at an attractive price point, this home is the perfect opportunity to get into a mature, central Leduc neighbourhood!

Built in 1964

### Essential Information

MLS® #	E4440236
Price	\$350,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,124
Acres	0.00



Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5202 46 Avenue
Area	Leduc
Subdivision	Linsford Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5C8

### Amenities

Amenities	Off Street Parking, Air Conditioner, Hot Water Natural Gas, R.V. Storage
Parking	No Garage, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Back Lane, Corner Lot, Flat Site, Golf Nearby, Landscaped, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 4th, 2025
Days on Market	8

## Zoning

## Zone 81

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Listing information last updated on June 12th, 2025 at 3:47am MDT