

Courtesy Of Troy Miller and Aaron W Farrell Of Exp Realty

## \$369,999 - 5107 46 Street, Leduc

MLS® #E4424149

**\$369,999**

4 Bedroom, 1.50 Bathroom, 915 sqft

Single Family on 0.00 Acres

North Telford, Leduc, AB

SITUATED ON TWO LOTS! Find your way home to this charming bi-level in the heart of Leduc, just a short stroll from the vibrant downtown shopping core. This well-kept home offers an ideal blend of space and convenience, featuring 4 bedrooms and 1.5 baths. The bright and inviting living room flows seamlessly into the eat-in kitchen, complete with ample cabinetry and plenty of space for family meals. Upstairs, you'll find two spacious bedrooms, while the lower level is framed and partially finished with deep windows that flood the area with natural light, making it a perfect canvas to create your dream space. Enjoy the convenience of a detached oversized single garage with back alley access, ideal for extra storage or a workshop. Relax on the new front deck with your morning coffee or unwind after a busy day. Located in a peaceful neighborhood, yet close to all the amenities of downtown Leduc, this home is ready for you to make it your own. Don't miss out on this fantastic opportunity!

Built in 2002

### Essential Information

MLS® # E4424149

Price \$369,999

Bedrooms 4



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	915
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	5107 46 Street
Area	Leduc
Subdivision	North Telford
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5V9

### **Amenities**

Amenities	Fire Pit, See Remarks
Parking	Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Shopping Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 5th, 2025

Days on Market 9

Zoning Zone 81

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