

## \$329,900 - 5207 52 Street, Leduc

MLS® #E4440631

**\$329,900**

4 Bedroom, 2.00 Bathroom, 1,007 sqft

Single Family on 0.00 Acres

Willow Park\_LEDU, Leduc, AB

Spacious and well-maintained bi-level located directly across from an Willow Park Elem school—ideal for families! The bright main floor features a generous liv rm filled with natural light and a beautifully updated kitch complete with rich espresso cabinetry, SS appliances, and a peninsula island that offers an open flow between kitch and liv rm. 2 lg bdrms and 4pc bath complete the upper level. The fully finished basement offers excellent additional living space with 2 more bdrms, 3pc bath, cozy fam rm and flex space perfect for a home office. There's also a roughed-in footing in place for a potential basement island or bar area. Enjoy the convenience of an oversized single detached heated garage with 220 wiring perfect for hobbyists or extra storage. The large, fully fenced backyard is great for outdoor entertaining or kids and pets to play. Numerous upgrades over the years include a new hot water tank (2024) and completed grading (2023/2024).

Built in 1971

### Essential Information

MLS® #	E4440631
Price	\$329,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,007
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	5207 52 Street
Area	Leduc
Subdivision	Willow Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5L9

### Amenities

Amenities	Off Street Parking, On Street Parking, See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 5th, 2025
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Days on Market 28

Zoning Zone 81

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Listing information last updated on July 3rd, 2025 at 12:19pm MDT