

## \$419,900 - 5117 44 Avenue, Leduc

MLS® #E4445269

**\$419,900**

5 Bedroom, 2.00 Bathroom, 1,051 sqft

Single Family on 0.00 Acres

Linsford Park, Leduc, AB

Discover this beautifully **RENOVATED** bungalow with one of the **LARGEST** yards in Leduc (over 13,000 sq ft lot), just steps from Linsford Park School! The main floor features a spacious living room with large windows, a bright dining area, and an updated kitchen with ample cabinetry and counter space. You'll also find a primary bedroom, two additional bedrooms, and a 4-piece bathroom. The fully finished basement offers a rec room, family room, two more bedrooms, a 3-piece bathroom, laundry, utility, and storage areas—perfect for growing families or guests. Upgrades include mostly newer triple-pane windows (2016), newer soffits and fascia, new sewer line with backflow valve (2021), HWT (2021), sump pumps in both the home and garage, and a mud-jacked driveway. The garage is insulated (2021), and there's a large rear carport for added convenience. This is a rare opportunity to own a move-in-ready home on an **INSANE HUGE** lot!

Built in 1965

### Essential Information

MLS® #	E4445269
Price	\$419,900
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,051
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5117 44 Avenue
Area	Leduc
Subdivision	Linsford Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5B7

### Amenities

Amenities	Deck, Vaulted Ceiling
Parking	Single Carport, Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 2nd, 2025

Days on Market 2

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 4th, 2025 at 8:02pm MDT