

## \$350,000 - 4524 47 Avenue, Leduc

MLS® #E4430629

**\$350,000**

5 Bedroom, 2.00 Bathroom, 1,050 sqft

Single Family on 0.00 Acres

South Telford, Leduc, AB

Half Duplex Backing onto Telford Lake – Ideal Location Near Downtown! This well-located half duplex offers incredible value, just minutes from downtown and backing directly onto the scenic Telford Lake. Enjoy the peace and privacy of no rear neighbors, with direct backyard access and a concrete parking pad at the back for convenience. The main level features: 3 comfortable bedrooms Full 4-piece bathroom with space for a washer and dryer Bright, functional kitchen Spacious living area with access to a large upper deck overlooking the lake The walkout basement is perfect for extended family or guests, complete with: 2 additional bedrooms Cozy den space Second kitchen Private laundry Direct walkout access to the backyard and lakefront. Whether you're looking for a home with multi-generational living, or just want to be close to nature while staying near the city center, this property checks all the boxes.

Built in 1977

### Essential Information

MLS® #	E4430629
Price	\$350,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	1,050
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Half Duplex
Style	Hillside Bungalow
Status	Active

### Community Information

Address	4524 47 Avenue
Area	Leduc
Subdivision	South Telford
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5S6

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Hot Water Natural Gas, Lake Privileges, Walkout Basement
Parking	Stall

### Interior

Appliances	Washer, Dryer-Two, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Back Lane, Backs Onto Lake, Backs Onto Park/Trees, Lake Access Property, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 11th, 2025
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Days on Market 11

Zoning Zone 81

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Listing information last updated on April 21st, 2025 at 11:47pm MDT