

Courtesy Of Devin B Gray and James J Knull Of Exp Realty

## **\$424,900 - 4526 46a Avenue, Leduc**

MLS® #E4431178

**\$424,900**

4 Bedroom, 2.50 Bathroom, 1,179 sqft  
Single Family on 0.00 Acres

South Telford, Leduc, AB

Perfect for First-Time Buyers or Savvy Investors! This charming Leduc home features a fully LEGAL basement suite with separate entrance and its own laundry—ideal for rental income or multi-generational living. Step inside to a bright south-facing living room, spacious dining area and a bright, open kitchen with direct access onto the deck—perfect for summer BBQs! The main floor offers laundry, a linen closet, and 3 generous bedrooms, including a primary suite with a private 2-piece ensuite. Downstairs, the suite boasts a huge living room, large bedroom, 3-piece bath, laminate flooring, and big windows that flood the space with natural light. Outside, enjoy rear alley access to an oversized double detached garage plus a parking pad for your RV or boat. Upgrades include: 2 newer furnaces, newer windows (2015) and a refreshed upper level. the home was recently painted; awesome location, just steps to schools, downtown, and scenic Telford Lake—leave the car and stroll into your new lifestyle!

Built in 1973

### **Essential Information**

MLS® #                    E4431178

Price                        \$424,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,179
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	4526 46a Avenue
Area	Leduc
Subdivision	South Telford
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5S5

### **Amenities**

Amenities	Deck, R.V. Storage
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal
Exterior Features	Airport Nearby, Back Lane, Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 16th, 2025

Days on Market 7

Zoning Zone 81

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