

\$350,000 - 5202 46 Avenue, Leduc

MLS® #E4440236

\$350,000

5 Bedroom, 2.50 Bathroom, 1,124 sqft

Single Family on 0.00 Acres

Linsford Park, Leduc, AB

Charming 1964 bungalow in the heart of Linsford Park! This 1124 sq.ft. home sits on a spacious 658 sq.m. corner lot—a true gardener’s dream with an incredible variety of plants and abundant garden space surrounding the property. The main floor offers 3 bedrooms and 2 bathrooms, including a convenient ensuite. Stay cool all summer with central A/C. The fully finished basement adds even more living space with 2 additional bedrooms, a full bath, and a large family room—perfect for guests or growing families. Plenty of off-street parking and room to build your dream garage. Full of potential and offered at an attractive price point, this home is the perfect opportunity to get into a mature, central Leduc neighbourhood!

Built in 1964

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4440236 |
| Price | \$350,000 |
| Bedrooms | 5 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,124 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 1964 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 5202 46 Avenue |
| Area | Leduc |
| Subdivision | Linsford Park |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 5C8 |

Amenities

| | |
|-----------|--|
| Amenities | Off Street Parking, Air Conditioner, Hot Water Natural Gas, R.V. Storage |
| Parking | No Garage, RV Parking |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Corner Lot, Flat Site, Golf Nearby, Landscaped, Schools, Shopping Nearby, Vegetable Garden |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 4th, 2025 |
| Days on Market | 4 |

Zoning

Zone 81

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Listing information last updated on June 8th, 2025 at 2:47am MDT