

## \$290,000 - 4423 47th Avenue, Leduc

MLS® #E4445286

**\$290,000**

2 Bedroom, 1.00 Bathroom, 728 sqft

Single Family on 0.00 Acres

South Telford, Leduc, AB

Lot is 50' x 120'. Excellent in fill property. Short walking trail to Lake. Corner lot, home has newer windows, exterior doors and shingles. Laminate flooring, furnace and HWT replaced in '22. Mature area with lots of newer homes.

Built in 1934

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4445286               |
| Price          | \$290,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 728                    |
| Acres          | 0.00                   |
| Year Built     | 1934                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4423 47th Avenue |
| Area        | Leduc            |
| Subdivision | South Telford    |
| City        | Leduc            |



|             |         |
|-------------|---------|
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T9E 5T1 |

### Amenities

|           |                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Fire Pit, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, Lake Privileges |
| Parking   | 2 Outdoor Stalls, No Garage, Rear Drive Access                                                |

### Interior

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Appliances   | Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                   |
| Stories      | 1                                                           |
| Has Basement | Yes                                                         |
| Basement     | Partial, Unfinished                                         |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                     |
| Exterior Features | Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                        |
| Construction      | Wood, Brick, Stucco                                                                     |
| Foundation        | Concrete Perimeter                                                                      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 59             |
| Zoning         | Zone 81        |

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Listing information last updated on August 29th, 2025 at 10:17pm MDT