

Courtesy Of Kevin B Doyle Of RE/MAX Elite

## \$399,900 - 4403 47 Avenue, Leduc

MLS® #E4455206

**\$399,900**

3 Bedroom, 1.00 Bathroom, 1,192 sqft

Single Family on 0.00 Acres

South Telford, Leduc, AB

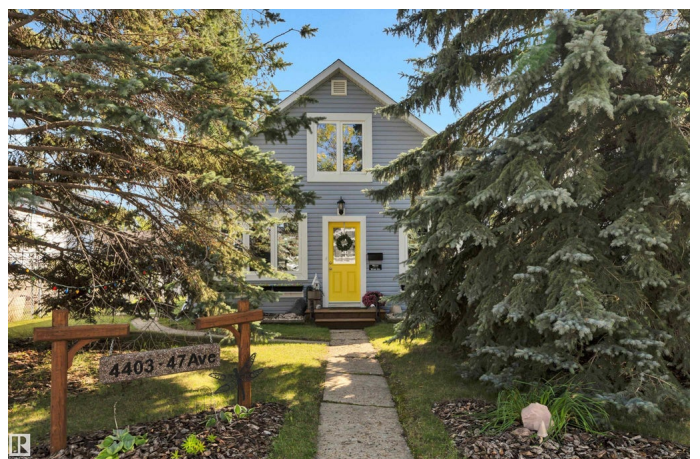
IMPECCABLE PRIDE OF OWNERSHIP! 22' X 24' HEATED GARAGE! STEPS TO TELFORD LAKE! TURNKEY GEM! This 1191 sq ft 3 bed, 1 bath 1.5 story charmer on a 6000 sq ft lot is cute as a button! Feat: A/C, hardwood & tile flooring, fresh paint, crown mouldings, vinyl windows, built in entertainment center, newer S/S appliances, concrete countertops, & more! Inviting living room for movie nights & gatherings leads into the well designed kitchen, complete with maple cabinets, eat in dining, & plenty of natural light. 4 pce bath, main floor bedroom, & laundry / mechanical room access. Upstairs brings 2 good sized bedrooms complete with vaulted ceilings for added character. The yard is spacious, w/ beautiful deck & covered pergola, firepit & room for a main floor expansion if desired. The heated garage is a treat! Custom cabinetry & wood tones throughout create a vibe unlike any other garage out there! Room to add your RV parking or garden w/ tons of south facing sunlight. Shows a 10 & A+ neighbourhood; a must see home!

Built in 1940

### Essential Information

MLS® # E4455206

Price \$399,900



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,192
Acres	0.00
Year Built	1940
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	4403 47 Avenue
Area	Leduc
Subdivision	South Telford
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5T3

### Amenities

Amenities	Air Conditioner, Crawl Space, Deck, Fire Pit
Parking	Double Garage Detached, Heated, Over Sized, RV Parking

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 29th, 2025
Zoning	Zone 81

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Listing information last updated on August 29th, 2025 at 8:17pm MDT