

## \$299,999 - 4524 47 Avenue, Leduc

MLS® #E4430629

**\$299,999**

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      | \$299,999 |
| 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   |
| Is Waterfront | Yes   |

### **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

Days on Market 101

Zoning Zone 81

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Listing information last updated on July 20th, 2025 at 11:47pm MDT