

## \$275,000 - 4517 54 Avenue, Leduc

MLS® #E4432530

**\$275,000**

2 Bedroom, 1.00 Bathroom, 601 sqft

Single Family on 0.00 Acres

North Telford, Leduc, AB

2 bedroom, 3 piece bathroom, bright living room and kitchen and a large back entry with laundry. Original hardwood floors add character. Large South facing tiered deck, greenhouse, dog run, firepit, oversized single garage on 50x120ft corner lot. Various berries, bushes planted. Move in or build you dreamhome by Telford Lake!

Built in 1945

### Essential Information

MLS® #	E4432530
Price	\$275,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	601
Acres	0.00
Year Built	1945
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4517 54 Avenue
Area	Leduc



Subdivision	North Telford
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5W2

### **Amenities**

Amenities	Deck, Greenhouse
Parking	Single Garage Detached

### **Interior**

Appliances	Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Block

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	55
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 12:02am MDT