

\$419,900 - 5117 44 Avenue, Leduc

MLS® #E4445269

\$419,900

5 Bedroom, 2.00 Bathroom, 1,051 sqft

Single Family on 0.00 Acres

Linsford Park, Leduc, AB

Discover this beautifully **RENOVATED** bungalow with one of the **LARGEST** yards in Leduc (over 13,000 sq ft lot), just steps from Linsford Park School! The main floor features a spacious living room with large windows, a bright dining area, and an updated kitchen with ample cabinetry and counter space. You'll also find a primary bedroom, two additional bedrooms, and a 4-piece bathroom. The fully finished basement offers a rec room, family room, two more bedrooms, a 3-piece bathroom, laundry, utility, and storage areas—perfect for growing families or guests. Upgrades include mostly newer triple-pane windows (2016), newer soffits and fascia, new sewer line with backflow valve (2021), HWT (2021), sump pumps in both the home and garage, and a mud-jacked driveway. The garage is insulated (2021), and there's a large rear carport for added convenience. This is a rare opportunity to own a move-in-ready home on an **INSANE HUGE** lot!

Built in 1965

Essential Information

MLS® #	E4445269
Price	\$419,900
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,051
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5117 44 Avenue
Area	Leduc
Subdivision	Linsford Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5B7

Amenities

Amenities	Deck, Vaulted Ceiling
Parking	Single Carport, Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed July 2nd, 2025

Days on Market 10

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 July 12th, 2025 at 7:47pm MDT