

\$469,000 - 5006 48 Ave, Leduc

MLS® #E4461051

\$469,000

4 Bedroom, 3.50 Bathroom, 1,454 sqft
Single Family on 0.00 Acres

Linsford Park, Leduc, AB

Updated half duplex (2025) in a highly desirable neighborhood of Leduc. This meticulously updated property features a modern, spacious kitchen with new cabinets, granite countertops, brand new appliances, and elegant porcelain tile floors. Large windows on the main floor flood the living space with natural light, creating a bright and inviting atmosphere. Enjoy energy efficiency with zone heating throughout and premium triple-pane windows on both floors for superior insulation and noise reduction. Each unit boasts three generous bedrooms upstairs, including a luxurious 3-pce ensuite in the primary bedroom and a 4-pce main bath. Convenient upper-floor laundry adds to the appeal. The open-concept main floor offers a bright living room, a cozy 2-pce bath, and a stylish kitchen perfect for family living or entertaining. The finished basement includes an additional bedroom with a 3-pce bath and a large recreation room, ideal for guests or a home office.

Built in 2016

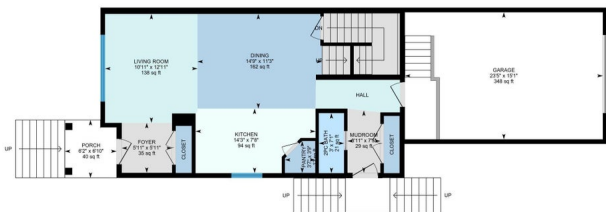
Essential Information

MLS® #	E4461051
Price	\$469,000
Bedrooms	4



5006 48 Ave, Leduc, AB

Main Floor Exterior Area 707.99 sq ft
Interior Area 647.34 sq ft
Excluded Area 387.65 sq ft



0 5 10
ft

PREPARED: 20250501

*While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,454
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	5006 48 Ave
Area	Leduc
Subdivision	Linsford Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 7H7

Amenities

Amenities	Off Street Parking, Air Conditioner, Front Porch
Parking	Heated, Insulated, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Back Lane, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 6th, 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 October 16th, 2025 at 7:32pm MDT