

Courtesy Of Amanda N Gering Of Liv Real Estate

\$259,900 - 4503 46a Avenue, Leduc

MLS® #E4464093

\$259,900

3 Bedroom, 2.00 Bathroom, 1,270 sqft

Single Family on 0.00 Acres

South Telford, Leduc, AB

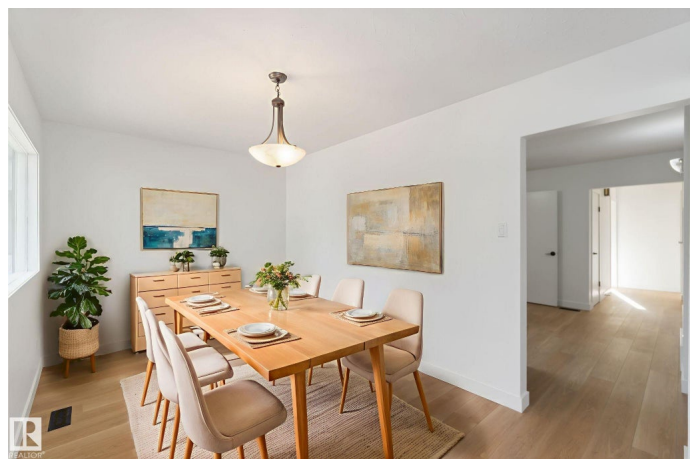
Welcome to South Telford-one of Leduc's most sought-after neighbourhoods! This charming 3-bedroom, 2-Bath bungalow is perfectly situated within walking distance to Telford Lake's scenic walking trails, downtown Main Street, schools, and the Leduc Rec Centre. Step inside to find the home has been freshly painted with beautiful new vinyl plank flooring installed throughout the main level. The bright kitchen features brand-new stainless steel appliances, white cabinets and stylish backsplash. Finishing off the main floor includes a 4pc bath. The partially finished basement offers excellent potential—with some repairs, it could be transformed into a secondary suite thanks to the convenient side entrance & second kitchen rough-ins. Also two additional rooms, a laundry room and a spacious rec room. Enjoy your morning coffee or evening sun on the south facing back deck with fenced yard. Appreciate the added bonus of a single attached garage. This South Telford gem combines comfort, location, and opportunity.

Built in 1959

Essential Information

MLS® # E4464093

Price \$259,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,270
Acres	0.00
Year Built	1959
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4503 46a Avenue
Area	Leduc
Subdivision	South Telford
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5V5

Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Front Porch, Secured Parking
Parking	Single Garage Attached

Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick, Metal, Stucco
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal, Stucco
Foundation	Block, Concrete Perimeter

School Information

Elementary	East Elementary
Middle	Leduc Jr High
High	Leduc Composite High

Additional Information

Date Listed	October 30th, 2025
Days on Market	10
Zoning	Zone 81

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