

\$419,900 - 5117 44 Avenue, Leduc

MLS® #E4443867

\$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® # | E4443867 |
| 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 June 23rd, 2025

Days on Market 6

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 29th, 2025 at 6:02am MDT