

## \$399,900 - 5219 46 Avenue, Leduc

MLS® #E4448554

**\$399,900**

5 Bedroom, 2.00 Bathroom, 1,054 sqft

Single Family on 0.00 Acres

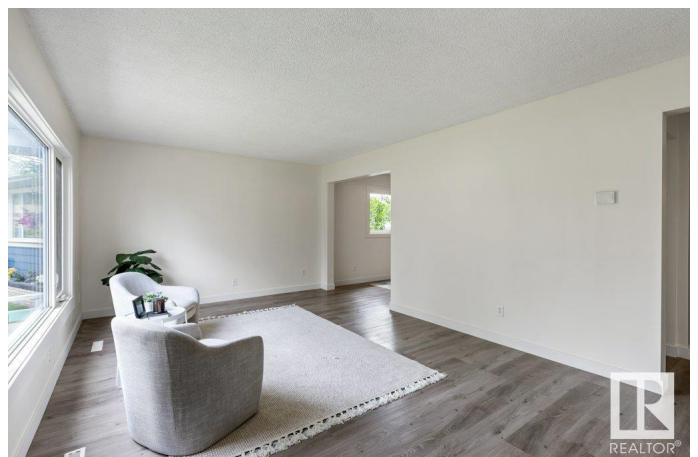
Linsford Park, Leduc, AB

Attention first time homebuyers and savvy investors—this RENOVATED BUNGALOW is the opportunity you’ve been waiting for! Offering 5 bedrooms (3 up, 2 down) and 2 full baths, this home sits on a large lot in a quiet, mature neighbourhood. Inside, enjoy fresh updates throughout including updated windows, flooring, a modern kitchen with new fridge and stove, and functional living space for the whole family. The basement is fully finished with two additional bedrooms (with non-egress windows), 4 pc bath and a large rec area. Outside, you'll find a massive detached double garage (ideal for storing your toys or workshop) plus room for RV parking. Located close to parks, schools, shopping, and downtown Leduc, this home offers unbeatable value in a well-established community. Whether you're looking to live in or rent out, this property checks all the boxes. MOVE-IN READY, with all the heavy lifting done, just turn the key and enjoy!

Built in 1964

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448554  |
| Price     | \$399,900 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,054                  |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5219 46 Avenue |
| Area        | Leduc          |
| Subdivision | Linsford Park  |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 5C9        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Patio, See Remarks     |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Garage Control, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                                   |
| Stories      | 2                                                                           |
| Has Basement | Yes                                                                         |
| Basement     | Full, Finished                                                              |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                     |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Stucco                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                               |

### Additional Information

Date Listed July 18th, 2025

Days on Market 15

Zoning Zone 81

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Listing information last updated on August 2nd, 2025 at 7:02pm MDT