

Courtesy Of Devin B Gray and James J Knull Of Exp Realty

\$424,900 - 4526 46a Avenue, Leduc

MLS® #E4431178

\$424,900

4 Bedroom, 2.50 Bathroom, 1,179 sqft

Single Family on 0.00 Acres

South Telford, Leduc, AB

Perfect for First-Time Buyers or Savvy Investors! This charming Leduc home features a fully LEGAL basement suite with separate entrance and its own laundry—ideal for rental income or multi-generational living. Step inside to a bright south-facing living room, spacious dining area and a bright, open kitchen with direct access onto the deck—perfect for summer BBQs! The main floor offers laundry, a linen closet, and 3 generous bedrooms, including a primary suite with a private 2-piece ensuite. Downstairs, the suite boasts a huge living room, large bedroom, 3-piece bath, laminate flooring, and big windows that flood the space with natural light. Outside, enjoy rear alley access to an oversized double detached garage plus a parking pad for your RV or boat. Upgrades include: 2 newer furnaces, newer windows (2015) and a refreshed upper level. the home was recently painted; awesome location, just steps to schools, downtown, and scenic Telford Lake—leave the car and stroll into your new lifestyle!

Built in 1973

Essential Information

MLS® # E4431178

Price \$424,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,179
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	4526 46a Avenue
Area	Leduc
Subdivision	South Telford
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5S5

Amenities

Amenities	Deck, R.V. Storage
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Airport Nearby, Back Lane, Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 16th, 2025
Days on Market	3
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 April 19th, 2025 at 8:17pm MDT