\$339,900 - 5207 52 Street, Leduc

MLS® #E4440631

\$339,900

4 Bedroom, 2.00 Bathroom, 1,007 sqft Single Family on 0.00 Acres

Willow Park LEDU, Leduc, AB

Spacious and well-maintained bi-level located directly across from an Willow Park Elem schoolâ€"ideal for families! The bright main floor features a generous liv rm filled with natural light and a beautifully updated kitch complete with rich espresso cabinetry, SS appliances, and a peninsula island that offers an open flow between kitch and liv rm. 2 lg bdrms and 4pc bath complete the upper level. The fully finished basement offers excellent additional living space with 2 more bdrms, 3pc bath, cozy fam rm and flex space perfect for a home office. There's also a roughed-in footing in place for a potential basement island or bar area. Enjoy the convenience of an oversized single detached heated garage with 220 wiring perfect for hobbyists or extra storage. The large, fully fenced backyard is great for outdoor entertaining or kids and pets to play. Numerous upgrades over the years include a new hot water tank (2024) and completed grading (2023/2024).

Built in 1971

Essential Information

MLS® # E4440631 Price \$339,900

Bedrooms 4
Bathrooms 2.00







Full Baths 2

Square Footage 1,007 Acres 0.00

Year Built 1971

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active

Community Information

Address 5207 52 Street

Area Leduc

Subdivision Willow Park_LEDU

City Leduc

County ALBERTA

Province AB

Postal Code T9E 5L9

Amenities

Amenities Off Street Parking, On Street Parking, See Remarks

Parking Single Garage Detached

Interior

Appliances Oven-Built-In, Refrigerator, Stove-Countertop Gas, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stucco, Vinyl

Exterior Features Fenced, Schools, Shopping Nearby, Treed Lot

Roof Asphalt Shingles

Construction Wood, Stucco, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 5th, 2025

Days on Market 11

Zoning Zone 81

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