

## \$308,000 - 4423 47th Avenue, Leduc

MLS® #E4445286

**\$308,000**

2 Bedroom, 1.00 Bathroom, 728 sqft

Single Family on 0.00 Acres

South Telford, Leduc, AB

Lot is 50' x 120'. Excellent in fill property. Short walking trail to Lake. Corner lot, home has newer windows, exterior doors and shingles. Laminate flooring, furnace and HWT replaced in '22. Mature area with lots of newer homes.

Built in 1934

### Essential Information

MLS® #	E4445286
Price	\$308,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	728
Acres	0.00
Year Built	1934
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4423 47th Avenue
Area	Leduc
Subdivision	South Telford
City	Leduc



County	ALBERTA
Province	AB
Postal Code	T9E 5T1

### Amenities

Amenities	On Street Parking, Fire Pit, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, Lake Privileges
Parking	2 Outdoor Stalls, No Garage, Rear Drive Access

### Interior

Appliances	Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	4
Zoning	Zone 81

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Listing information last updated on July 6th, 2025 at 12:02am MDT