

## \$938,000 - 5006 & 5008 48 Avenue, Leduc

MLS® #E4439211

**\$938,000**

8 Bedroom, 7.00 Bathroom, 2,908 sqft

Single Family on 0.00 Acres

Linsford Park, Leduc, AB

Investor alert! Rare opportunity to own a fully renovated side-by-side duplex in a highly desirable neighborhood of Leduc. This meticulously updated property features a modern, spacious kitchen with new cabinets, granite countertops, brand new appliances, and elegant porcelain tile floors. Large windows on the main floor flood the living space with natural light, creating a bright and inviting atmosphere. Enjoy energy efficiency with zone heating throughout and premium triple-pane windows on both floors for superior insulation and noise reduction. Each unit boasts three generous bedrooms upstairs, including a luxurious 3-pce ensuite in the primary bedroom and a 4-pce main bath. Convenient upper-floor laundry adds to the appeal. The open-concept main floor offers a bright living room, a cozy 2-pce bath, and a stylish kitchen perfect for family living or entertaining. The finished basement includes an additional bedroom with a 3-pce bath and a large recreation room, ideal for guests or a home office.

Built in 2016

### Essential Information

MLS® # E4439211

Price \$938,000



Bedrooms	8
Bathrooms	7.00
Full Baths	6
Half Baths	2
Square Footage	2,908
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Duplex Side By Side
Style	2 Storey
Status	Active

### **Community Information**

Address	5006 & 5008 48 Avenue
Area	Leduc
Subdivision	Linsford Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 7H7

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Front Porch
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	97
Zoning	Zone 81

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