

## \$419,900 - 5117 44 Avenue, Leduc

MLS® #E4445269

**\$419,900**

5 Bedroom, 2.00 Bathroom, 1,051 sqft  
Single Family on 0.00 Acres

Linsford Park, Leduc, AB

Discover this beautifully RENOVATED bungalow with one of the LARGEST yards in Leduc (over 13,000 sq ft lot), just steps from Linsford Park School! The main floor features a spacious living room with large windows, a bright dining area, and an updated kitchen with ample cabinetry and counter space. You'll also find a primary bedroom, two additional bedrooms, and a 4-piece bathroom. The fully finished basement offers a rec room, family room, two more bedrooms, a 3-piece bathroom, laundry, utility, and storage areas—perfect for growing families or guests. Upgrades include mostly newer triple-pane windows (2016), newer soffits and fascia, new sewer line with backflow valve (2021), HWT (2021), sump pumps in both the home and garage, and a mud-jacked driveway. The garage is insulated (2021), and there's a large rear carport for added convenience. This is a rare opportunity to own a move-in-ready home on an INSANE HUGE lot!

Built in 1965

### Essential Information

MLS® #	E4445269
Price	\$419,900
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,051
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5117 44 Avenue
Area	Leduc
Subdivision	Linsford Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5B7

### Amenities

Amenities	Deck, Vaulted Ceiling
Parking	Single Carport, Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 2nd, 2025

Days on Market 6

Zoning Zone 81

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