

\$399,900 - 5219 46 Avenue, Leduc

MLS® #E4448554

\$399,900

5 Bedroom, 2.00 Bathroom, 1,054 sqft

Single Family on 0.00 Acres

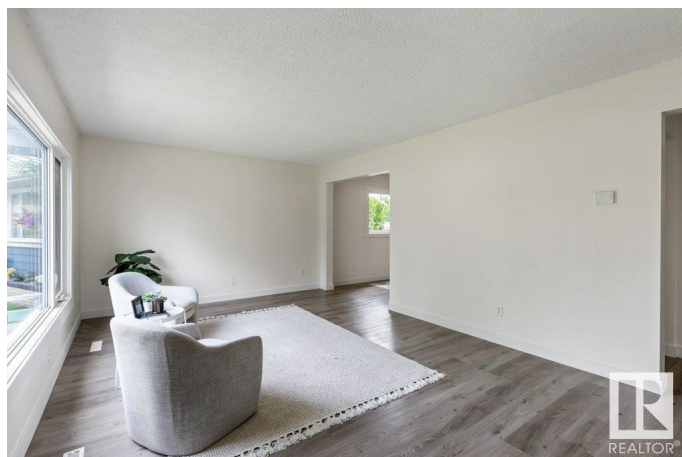
Linsford Park, Leduc, AB

Attention first time homebuyers and savvy investors! This RENOVATED BUNGALOW is the opportunity you've been waiting for! Offering 5 bedrooms (3 up, 2 down) and 2 full baths, this home sits on a large lot in a quiet, mature neighbourhood. Inside, enjoy fresh updates throughout including updated windows, flooring, a modern kitchen with new fridge and stove, and functional living space for the whole family. The basement is fully finished with two additional bedrooms (with non-egress windows), 4 pc bath and a large rec area. Outside, you'll find a massive detached double garage (ideal for storing your toys or workshop) plus room for RV parking. Located close to parks, schools, shopping, and downtown Leduc, this home offers unbeatable value in a well-established community. Whether you're looking to live in or rent out, this property checks all the boxes. MOVE-IN READY, with all the heavy lifting done, just turn the key and enjoy!

Built in 1964

Essential Information

MLS® #	E4448554
Price	\$399,900
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,054
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5219 46 Avenue
Area	Leduc
Subdivision	Linsford Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5C9

Amenities

Amenities	Patio, See Remarks
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Garage Control, Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed July 18th, 2025

Days on Market 1

Zoning Zone 81

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Listing information last updated on July 19th, 2025 at 4:17am MDT