

## \$275,000 - 4517 54 Avenue, Leduc

MLS® #E4432530

**\$275,000**

2 Bedroom, 1.00 Bathroom, 601 sqft

Single Family on 0.00 Acres

North Telford, Leduc, AB

2 bedroom, 3 piece bathroom, bright living room and kitchen and a large back entry with laundry. Original hardwood floors add character. Large South facing tiered deck, greenhouse, dog run, firepit, oversized single garage on 50x120ft corner lot. Various berries, bushes planted. Move in or build you dreamhome by Telford Lake!

Built in 1945

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4432530               |
| Price          | \$275,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 601                    |
| Acres          | 0.00                   |
| Year Built     | 1945                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|         |                |
|---------|----------------|
| Address | 4517 54 Avenue |
| Area    | Leduc          |



|             |               |
|-------------|---------------|
| Subdivision | North Telford |
| City        | Leduc         |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T9E 5W2       |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Greenhouse       |
| Parking   | Single Garage Detached |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                 |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Block  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 73               |
| Zoning         | Zone 81          |

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Listing information last updated on July 5th, 2025 at 2:47am MDT