

\$349,000 - 5207 47 Avenue, Leduc

MLS® #E4452198

\$349,000

5 Bedroom, 2.00 Bathroom, 1,070 sqft
Single Family on 0.00 Acres

Linsford Park, Leduc, AB

Fully finished bungalow located in a quiet neighbourhood, offering a spacious layout and thoughtful upgrades throughout. The main floor features a bright living room, a generous dining area with pantry, and a functional kitchen equipped with 2023 KitchenAid appliances, gas stove, stainless steel dishwasher, stainless steel backsplash, and a fridge with water line. There are three bedrooms upstairs and a 4-piece bathroom. The finished basement includes two additional bedrooms, two large flex rooms, a storage room, and a newly renovated 3-piece bathroom. Notable upgrades include air conditioning, a heated garage, new furnace (2023), hot water tank (2022), new shingles and upgraded insulation (2022), new washer and dryer, and updated basement lighting. The large yard offers updated front and back landscaping with apple and cherry trees, a sunroom, and ample off-street parking. Conveniently located close to parks, schools, shopping, and more.

Built in 1960

Essential Information

MLS® #	E4452198
Price	\$349,000
Bedrooms	5



Bathrooms	2.00
Full Baths	2
Square Footage	1,070
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5207 47 Avenue
Area	Leduc
Subdivision	Linsford Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5E1

Amenities

Amenities	Deck, Sunroom, See Remarks
Parking	Heated, Over Sized, Single Garage Detached

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed August 9th, 2025

Days on Market 3

Zoning Zone 81

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