

## \$398,000 - 4307 51 Street, Leduc

MLS® #E4442974

**\$398,000**

4 Bedroom, 3.00 Bathroom, 1,162 sqft

Single Family on 0.00 Acres

Linsford Park, Leduc, AB

Discover this charming 1,162 sq ft bungalow in the heart of Leduc! Located in a prime location across from schools the family friendly community of Linsford Park boasts this extra large lot features 4 bedrooms, 3 full bathrooms, two kitchens, and an oversized garage. Immediately walk in to a spacious living room with large windows that fill the space with natural light. The kitchen offers plenty of white cabinetry, ample counter space, and stainless steel appliances—perfect for everyday cooking and entertaining. The dining area opens onto a deck, ideal for enjoying summer evenings. The primary bedroom includes a private 3-piece ensuite, complemented by an additional bedroom and a 4-piece bathroom. Head to the fully finished basement that has a separate entrance and a second full kitchen along with two additional bedrooms. Outside, you'll find the oversized garage (220V), a fully fenced yard and a generous deck—perfect for relaxing or hosting guests. Don't miss out on this perfect family friendly home!

Built in 1961

### Essential Information

MLS® # E4442974

Price \$398,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,162
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4307 51 Street
Area	Leduc
Subdivision	Linsford Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5B8

### **Amenities**

Amenities	Deck, Detectors Smoke, No Animal Home
Parking Spaces	6
Parking	Double Garage Detached, Heated, Insulated, Over Sized, Rear Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Washer, Window Coverings, See Remarks, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 18th, 2025
Days on Market	18
Zoning	Zone 81

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Listing information last updated on July 6th, 2025 at 5:02pm MDT