

# \$308,000 - 4423 47th Avenue, Leduc

MLS® #E4445286

**\$308,000**

2 Bedroom, 0.50 Bathroom, 728 sqft

Single Family on 0.00 Acres

South Telford, Leduc, AB

Lot is 50' x 120'. Excellent in fill property. Short walking trail to Lake. Corner lot, home has newer windows, exterior doors and shingles. Laminate flooring, furnace and HWT replaced in '22. Mature area with lots of newer homes.

Built in 1934

## Essential Information

MLS® #	E4445286
Price	\$308,000
Bedrooms	2
Bathrooms	0.50
Half Baths	1
Square Footage	728
Acres	0.00
Year Built	1934
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## Community Information

Address	4423 47th Avenue
Area	Leduc
Subdivision	South Telford
City	Leduc



County ALBERTA  
Province AB  
Postal Code T9E 5T1

### **Amenities**

Amenities On Street Parking, Fire Pit, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, Lake Privileges  
Parking 2 Outdoor Stalls, No Garage, Rear Drive Access

### **Interior**

Appliances Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer  
Heating Forced Air-1, Natural Gas  
Stories 1  
Has Basement Yes  
Basement Partial, Unfinished

### **Exterior**

Exterior Wood, Brick, Stucco  
Exterior Features Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Brick, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 2nd, 2025  
Days on Market 1  
Zoning Zone 81

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Listing information last updated on July 3rd, 2025 at 12:33pm MDT