

Courtesy Of Dorothy M Cornel Of RE/MAX River City

\$449,000 - 5107 56 Avenue, Leduc

MLS® #E4466129

\$449,000

6 Bedroom, 2.50 Bathroom, 1,244 sqft

Single Family on 0.00 Acres

Willow Park_LEDU, Leduc, AB

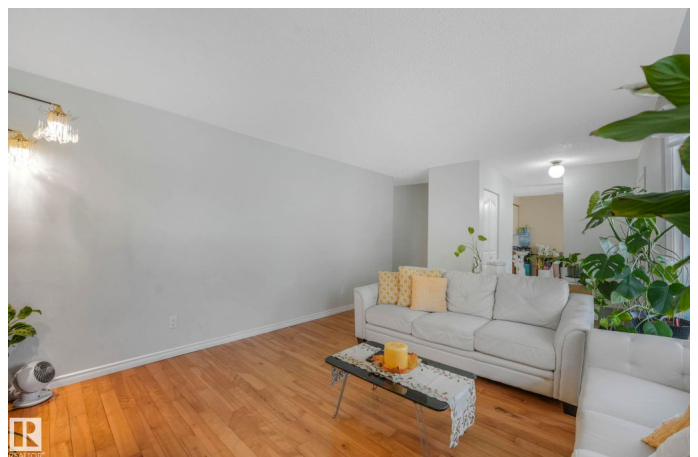
Welcome to this well maintained, freshly painted, and bright bungalow nestled on a quiet cul-de-sac in Willow Park, perfectly situated across from a park and playground. With 6 BDRMS & 3 BATHS, this spacious home is ideal for large or multi-generational families. The large bay window in the living room floods the space with natural light. The main floor features hardwood flooring throughout the bedrooms, kitchen has ample cabinetry, a pantry, and a natural flow into the dining area. The main level includes a Primary Suite with its own 2-piece ensuite, & 2 more bedrooms along with a bright 4-piece bathroom. The Basement has a SEPARATE Entrance, with 3 bedrooms and a full bath. Outside, enjoy the expansive backyard & an oversized 24' x 26' double detached garage provides ample parking and workspace. Located in a central Leduc location, you're just minutes from schools, parks, shops, restaurants, and all daily amenities with convenient access to the Edmonton International Airport.

Built in 1973

Essential Information

MLS® # E4466129

Price \$449,000



Bedrooms	6
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,244
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5107 56 Avenue
Area	Leduc
Subdivision	Willow Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5N3

Amenities

Amenities	Parking-Extra
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed November 18th, 2025

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on November 18th, 2025 at 7:02pm MST