

Courtesy Of Devin B Gray and James J Knull Of Exp Realty

\$424,900 - 4526 46a Avenue, Leduc

MLS® #E4431178

\$424,900

4 Bedroom, 2.50 Bathroom, 1,179 sqft

Single Family on 0.00 Acres

South Telford, Leduc, AB

Perfect for First-Time Buyers or Savvy Investors! This charming Leduc home features a fully LEGAL basement suite with separate entrance and its own laundry—ideal for rental income or multi-generational living. Step inside to a bright south-facing living room, spacious dining area and a bright, open kitchen with direct access onto the deck—perfect for summer BBQs! The main floor offers laundry, a linen closet, and 3 generous bedrooms, including a primary suite with a private 2-piece ensuite. Downstairs, the suite boasts a huge living room, large bedroom, 3-piece bath, laminate flooring, and big windows that flood the space with natural light. Outside, enjoy rear alley access to an oversized double detached garage plus a parking pad for your RV or boat. Upgrades include: 2 newer furnaces, newer windows (2015) and a refreshed upper level. the home was recently painted; awesome location, just steps to schools, downtown, and scenic Telford Lake—leave the car and stroll into your new lifestyle!

Built in 1973

Essential Information

MLS® # E4431178

Price \$424,900



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,179 |
| Acres | 0.00 |
| Year Built | 1973 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 4526 46a Avenue |
| Area | Leduc |
| Subdivision | South Telford |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 5S5 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck, R.V. Storage |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Metal |
| Exterior Features | Airport Nearby, Back Lane, Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Metal |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 16th, 2025 |
| Days on Market | 4 |
| 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 April 20th, 2025 at 5:17am MDT