

Courtesy Of Tarah J Frig Of Exp Realty

## **\$480,000 - 4524 54 Avenue, Leduc**

MLS® #E4432319

**\$480,000**

4 Bedroom, 2.00 Bathroom, 1,088 sqft  
Single Family on 0.00 Acres

North Telford, Leduc, AB

Welcome to this beautifully upgraded 1087 sq ft bilevel in the highly sought-after & walkable North Telford neighborhood. This legally suited home features a bright, inviting kitchen w ample white cabinetry, & an adjoining dinette area w patio doors leading to a large deck overlooking the expansive rear yard. The main floor offers a cozy family room, 2 bedrooms, a full bathroom, main floor laundry & air conditioning. The basement has a private entrance off the front porch & includes a FULL kitchen, 2 additional bedrooms, a family room, laundry, & a 4-piece bath. Both furnaces & triple pane windows were replaced in 2023. The private rear yard is a true highlight, featuring an insulated oversized double detached garage & backing onto quiet green space, ensuring no neighbors behind. The lot also includes a gravel pad for RV parking, or it can be converted back into a garden area. Thereâ€™s plenty of room for kids to play, enjoy an outdoor firepit, or park your RV. Fully rented at \$3300/month

Built in 1984

### **Essential Information**

MLS® #	E4432319
Price	\$480,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	4524 54 Avenue
Area	Leduc
Subdivision	North Telford
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5W1

### **Amenities**

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Tankless, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows
Parking Spaces	6
Parking	Double Garage Detached, RV Parking

### **Interior**

Appliances	Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Level Land, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	5
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 28th, 2025 at 10:17am MDT