

## \$314,900 - 4403 48a Street, Leduc

MLS® #E4464152

**\$314,900**

3 Bedroom, 2.00 Bathroom, 845 sqft

Single Family on 0.00 Acres

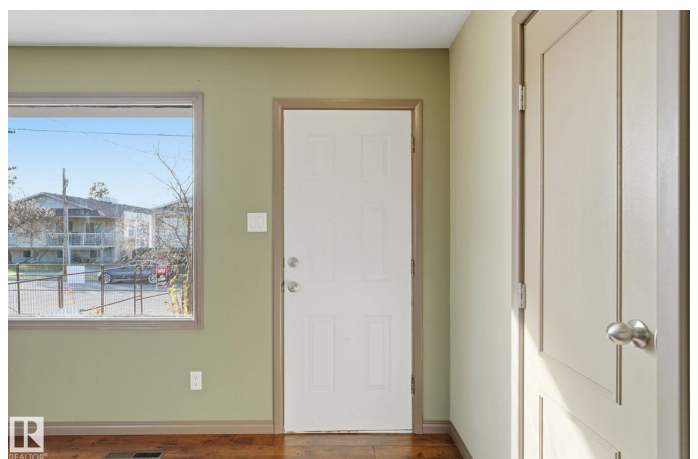
Alexandra Park, Leduc, AB

Welcome to this delightful 2+1 Bedroom Home in the Heart of Leduc! With over 1600 sq ft of living space, This clean, warm, and well-kept home sits on a huge lot with RV parking – perfect for investors, first-time buyers, or young professionals. Featuring a new roof and great curb appeal, this property offers comfort and convenience in the most desirable central location, just steps away from the theatre, shopping, public library, schools, rinks, pools, golf and walking paths. (and only 10 minutes to EIA!) Inside, you’ll find a bright and inviting layout with two bedrooms up and one down (easily could be 2+2), providing plenty of space for family, guests, or a home office. The large yard offers endless possibilities for gardening, play, or future development potential. This affordable gem combines small-town charm with everyday convenience. From backyard BBQ's to cozy nights in watching the game, the home is move-in ready and full of potential – A must-see!

Built in 1964

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4464152  |
| Price     | \$314,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 845                    |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4403 48a Street |
| Area        | Leduc           |
| Subdivision | Alexandra Park  |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 5Y8         |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, No Smoking Home             |
| Parking   | Front/Rear Drive Access, RV Parking, Single Garage Detached, See Remarks |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                              |
| Stories      | 2                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | Full, Partially Finished                                                                               |

### Exterior

|                   |                                                                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                                                                                                             |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                                                |
| Construction      | Wood, Brick, Stucco                                                                                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                              |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | East Elementary School |
| Middle     | Leduc Jr. High         |
| High       | Leduc Composite High   |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 81            |

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Listing information last updated on November 10th, 2025 at 6:47am MST