

\$379,000 - 4702 52 Street, Leduc

MLS® #E4463904

\$379,000

3 Bedroom, 2.00 Bathroom, 1,295 sqft

Single Family on 0.00 Acres

Linsford Park, Leduc, AB

Welcome to Linsford Park a family-friendly neighbourhood. This well kept bungalow offers unbeatable convenience: just minutes from schools, shopping, public transportation & the EIA. Inside, you'll find a bright and functional layout with large east and south facing windows that flood the home with natural light. With two separate living rooms-one upstairs & one downstairs there's plenty of space for entertaining, relaxing, or even creating a home office, crafting or play area. The kitchen offers plenty of cabinetry with ample counter space perfect for everyday cooking & entertaining. Dining area with built-in cabinets & desk area. The primary bedroom can easily hold a king sized bed & offers a large walk-in closet. Upgrades include in the past years vinyl plank flooring, 2 furnaces, sewer line, shingles & central A/C. With winter around the corner you will enjoy the convenience of the heated double ATTACHED garage. Front cement pad has room for you to park a small RV or trailer on the side. Welcome Home!

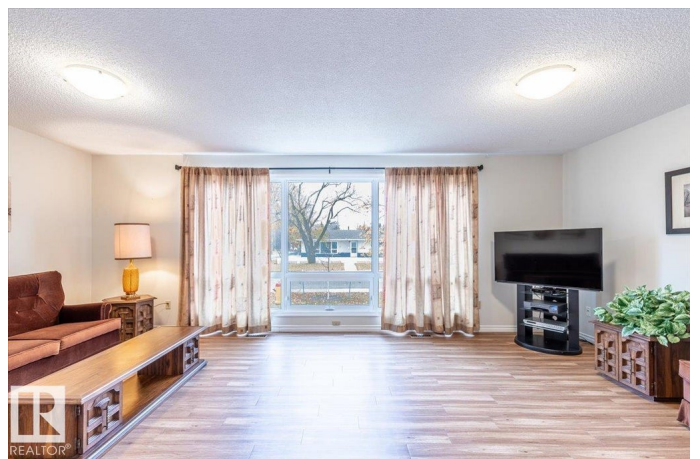
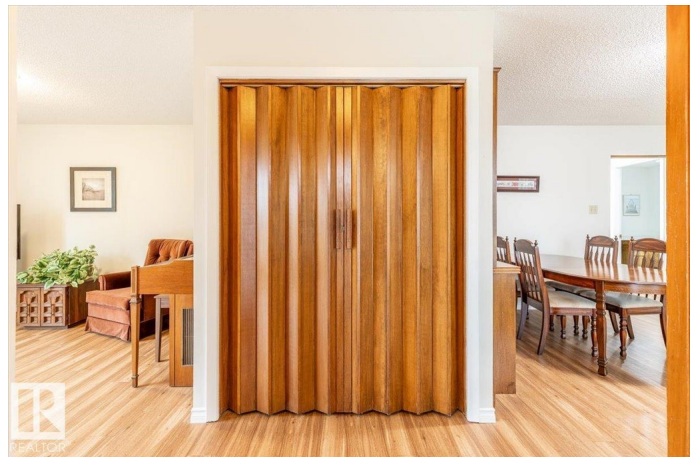
Built in 1969

Essential Information

MLS® # E4463904

Price \$379,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,295
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4702 52 Street
Area	Leduc
Subdivision	Linsford Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5E7

Amenities

Amenities	Air Conditioner, Front Porch, Patio
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Linsford Park
Middle Ecole Leduc Jr High
High Leduc Composite High

Additional Information

Date Listed October 29th, 2025
Days on Market 6
Zoning Zone 81

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