

\$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. There'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	10
Zoning	Zone 81

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