

\$525,000 - 4429 45 Street, Leduc

MLS® #E4436721

\$525,000

3 Bedroom, 2.50 Bathroom, 2,007 sqft

Single Family on 0.00 Acres

South Telford, Leduc, AB

Situated on a quiet cul-de-sac in South Telford, this elegant 2-storey residence offers 3 bedrooms, 2.5 bathrooms, and 2,007 sq. ft. of well-designed living space. The main floor features a bright, open-concept living and dining area, a chef's dream kitchen adorned with abundant windows, a generous island, copper sinks, stainless steel appliances, and ample cabinetry. The adjoining family room boasts a classic wood-burning fireplace. Upstairs, the primary suite includes a 3-piece ensuite, complemented by a refined 4-piece bathroom with a soaker tub and spa-like shower. A dedicated laundry room adds convenience. The partially finished basement presents a spacious recreation area, bonus room, and storage. Double garage with RV parking. Outdoors, enjoy a private, fenced backyard with a deck and mature trees. Ideally located near the airport, golf course, parks, schools, walking trails, a lake and shopping amenities.

Built in 1976

Essential Information

MLS® #	E4436721
Price	\$525,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,007
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4429 45 Street
Area	Leduc
Subdivision	South Telford
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5V2

Amenities

Amenities	Deck
Parking	Double Garage Attached, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Masonry
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Airport Nearby, Cul-De-Sac, Golf Nearby, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 15th, 2025
Days on Market	2
Zoning	Zone 81

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