

\$295,000 - 5120 47 Avenue, Leduc

MLS® #E4445016

\$295,000

2 Bedroom, 1.00 Bathroom, 705 sqft

Single Family on 0.00 Acres

Linsford Park, Leduc, AB

This charming 2-bedroom, 1-bathroom bungalow is full of potential and ready for your personal touch. Located in the desirable Linsford Park neighborhood, this home features a bright and inviting main floor with a spacious living room highlighted by a large bay window that fills the space with natural light. The main floor also includes a dining room, functional kitchen, primary bedroom, and a 3-piece bathroom. The fully finished basement offers added living space with a second bedroom and a cozy family room—perfect for relaxing or entertaining. Enjoy the outdoors in the large backyard, complete with a firepit for those summer evenings. The property also includes a single detached garage for convenient parking and storage. Recent upgrades include a new furnace and roof (2023). Situated close to schools, parks, shopping, and other amenities, this home offers great value in a great location!

Built in 1961

Essential Information

MLS® #	E4445016
Price	\$295,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	705
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5120 47 Avenue
Area	Leduc
Subdivision	Linsford Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5C5

Amenities

Amenities	Off Street Parking, On Street Parking, Detectors Smoke, Fire Pit
Parking	Single Garage Detached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 29th, 2025
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Days on Market 5

Zoning Zone 81

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