

## **\$539,900 - 4522 53 Avenue, Leduc**

MLS® #E4462348

**\$539,900**

6 Bedroom, 3.00 Bathroom, 1,505 sqft  
Single Family on 0.00 Acres

North Telford, Leduc, AB

NEWER, INCREDIBLY SPACIOUS & MAINTAINED 1500sf BUNGALOW w 6 BEDROOMS, in a safe community and STEPS FROM TELFORD LAKE- perfect regardless of stage of life. Starting w an OVERSIZED, HEATED DOUBLE ATTACHED GARAGE w NEW OVERHEAD DOOR. RV PARKING at back too! Next is a spacious landing w tons of storage, leading into your beautiful living room w GAS FIREPLACE. Formal dining follows, and then onto your CHEF'S KITCHEN OVERLOOKING THE BEAUTIFUL BACK YARD! Not only is there a ton of COUNTER SPACE, but there is an eat up island, and BOTH a BUILT IN & SEPARATE FULL PANTRY! Primary bedroom sits separate w tons of storage & space, as well as walk-in closet and FULL ENSUITE! Upper floor also has 2 more full bedrooms and full bathroom. Downstairs is professionally finished, and just as big with a living room and fireplace, rec room, HUGE laundry room, 3 more bedrooms, and a full bath! Yard has GLASS-PANED DECK w VINYL COVERING! Other updates include NEWER FRIDGE, EAVES, WATER TANK, SUMP, KITCHEN FLOORING, and PAINT.

Built in 1993

### **Essential Information**



MLS® #	E4462348
Price	\$539,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,505
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4522 53 Avenue
Area	Leduc
Subdivision	North Telford
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5X1

### **Amenities**

Amenities	Deck, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached, Over Sized, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            October 16th, 2025

Days on Market      17

Zoning                 Zone 81

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