

\$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. Thereâ€™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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Listing information last updated on May 3rd, 2025 at 2:17pm MDT