

\$390,000 - 4706 53 Street, Leduc

MLS® #E4457534

\$390,000

4 Bedroom, 2.00 Bathroom, 1,193 sqft

Single Family on 0.00 Acres

Linsford Park, Leduc, AB

26x26 Heated Garage + Spacious Bungalow! Nearly 1,200 sq ft with a partially finished basement, this 4-bdrm, 2-bath home offers space, updates & potential—perfect for first-time buyers, downsizers, or investors. The main floor features a bright family room that flows into the dining area & kitchen, plus 3 bedrooms & a full bath. Fresh paint & pot lighting add a modern touch. The basement, with separate entrance, is on its way to being an in-law suite or flexible family space. It includes a large rec room, bar/kitchen area, 3-pc bath, laundry, cold room, storage & 2 more bedrooms—plenty of room for guests or hobbies. Updates include newer windows, shingles, electrical, central A/C & water softener. Outside, enjoy a private backyard with patio, fruit trees, garden, shed, greenhouse, chain-link fencing & RV parking. The oversized 26x26 heated garage completes the package. Quick possession available—this home blends comfort, value & convenience in a family-friendly neighbourhood.

Built in 1961

Essential Information

MLS® # E4457534

Price \$390,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,193
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4706 53 Street
Area	Leduc
Subdivision	Linsford Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5E4

Amenities

Amenities	Air Conditioner, Detectors Smoke
Parking Spaces	6
Parking	Double Garage Detached, Heated, RV Parking

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Metal, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Public Transportation, Schools
Roof	Asphalt Shingles

Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 12th, 2025
Days on Market	2
Zoning	Zone 81

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