

# \$387,000 - 4414 46a Avenue, Leduc

MLS® #E4448948

**\$387,000**

4 Bedroom, 2.00 Bathroom, 1,178 sqft  
Single Family on 0.00 Acres

South Telford, Leduc, AB

New Listing Alert – 3 Bedroom Gem Near Telford Lake! Looking for the perfect blend of comfort, convenience, and location. This beautiful 3-bedroom home is a must-see! Features You'll Love: 3 spacious bedrooms, attached 2-car garage, Prime location – just minutes from Telford Lake. Fully fenced backyard – ideal for kids, pets, and summer BBQs, Close to trails, parks, and schools. Whether you're a growing family or looking to invest, this home checks all the boxes.

Built in 1969

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4448948               |
| Price          | \$387,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,178                  |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## Community Information



|             |                 |
|-------------|-----------------|
| Address     | 4414 46a Avenue |
| Area        | Leduc           |
| Subdivision | South Telford   |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 5T4         |

### **Amenities**

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Fire Pit, Hot Water Natural Gas |
| Parking   | 2 Outdoor Stalls                                                       |

### **Interior**

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 2                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Finished                                                                       |

### **Exterior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                               |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Stone, Vinyl                                                                                               |
| Foundation        | Concrete Perimeter                                                                                               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 81         |

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Listing information last updated on August 1st, 2025 at 7:47pm MDT