

## \$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

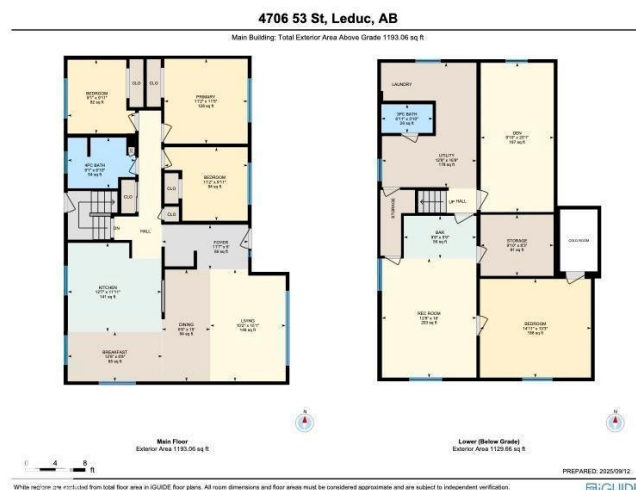
26x26 Heated Garage + Spacious Bungalow! Nearly 1,200 sq ft with a partially finished basement, this 4-bdrm, 2-bath home offers space, updates & potentialâ€™perfect for first-time buyers, downsizers, or investors. The main floor features a bright family room that flows into the dining area & kitchen, 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 bedroomsâ€™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 availableâ€™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	1
Zoning	Zone 81

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Listing information last updated on September 13th, 2025 at 4:17pm MDT