# \$398,000 - 4307 51 Street, Leduc

MLS® #E4442974

## \$398,000

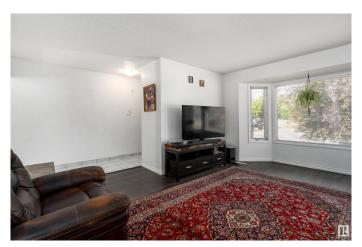
4 Bedroom, 3.00 Bathroom, 1,162 sqft Single Family on 0.00 Acres

Linsford Park, Leduc, AB

Discover this charming 1,162 sq ft bungalow in the heart of Leduc! Located in a prime location across from schools the family friendly community of Linsford Park boasts this extra large lot features 4 bedrooms, 3 full bathrooms, two kitchens, and an oversized garage. Immediately walk in to a spacious living room with large windows that fill the space with natural light. The kitchen offers plenty of white cabinetry, ample counter space, and stainless steel appliancesâ€"perfect for everyday cooking and entertaining. The dining area opens onto a deck, ideal for enjoying summer evenings. The primary bedroom includes a private 3-piece ensuite, complemented by an additional bedroom and a 4-piece bathroom. Head to the fully finished basement that has a separate entrance and a second full kitchen along with two additional bedrooms. Outside, you'll find the oversized garage (220V), a fully fenced yard and a generous deckâ€"perfect for relaxing or hosting guests. Don't miss out on this perfect family friendly home!







Built in 1961

## **Essential Information**

MLS® # E4442974 Price \$398,000 Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,162

Acres 0.00

Year Built 1961

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 4307 51 Street

Area Leduc

Subdivision Linsford Park

City Leduc

County ALBERTA

Province AB

Postal Code T9E 5B8

### **Amenities**

Amenities Deck, Detectors Smoke, No Animal Home

Parking Spaces 6

Parking Double Garage Detached, Heated, Insulated, Over Sized, Rear Drive

Access

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator,

Storage Shed, Washer, Window Coverings, See Remarks,

Refrigerators-Two, Stoves-Two

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco, Vinyl

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 18th, 2025

Days on Market 13

Zoning Zone 81

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Listing information last updated on July 1st, 2025 at 11:02am MDT