

## \$295,000 - 5120 47 Avenue, Leduc

MLS® #E4445016

**\$295,000**

2 Bedroom, 1.00 Bathroom, 705 sqft

Single Family on 0.00 Acres

Linsford Park, Leduc, AB

This charming 2-bedroom, 1-bathroom bungalow is full of potential and ready for your personal touch. Located in the desirable Linsford Park neighborhood, this home features a bright and inviting main floor with a spacious living room highlighted by a large bay window that fills the space with natural light. The main floor also includes a dining room, functional kitchen, primary bedroom, and a 3-piece bathroom. The fully finished basement offers added living space with a second bedroom and a cozy family room—perfect for relaxing or entertaining. Enjoy the outdoors in the large backyard, complete with a firepit for those summer evenings. The property also includes a single detached garage for convenient parking and storage. Recent upgrades include a new furnace and roof (2023). Situated close to schools, parks, shopping, and other amenities, this home offers great value in a great location!

Built in 1961

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445016  |
| Price      | \$295,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 705                    |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5120 47 Avenue |
| Area        | Leduc          |
| Subdivision | Linsford Park  |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 5C5        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, Detectors Smoke, Fire Pit |
| Parking   | Single Garage Detached   |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 29th, 2025 |
|-------------|-----------------|

Days on Market 7

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 6th, 2025 at 6:17pm MDT