

Courtesy Of Kevin B Doyle Of RE/MAX Elite

## \$399,900 - 4403 47 Avenue, Leduc

MLS® #E4455206

**\$399,900**

3 Bedroom, 1.00 Bathroom, 1,192 sqft

Single Family on 0.00 Acres

South Telford, Leduc, AB

IMPECCABLE PRIDE OF OWNERSHIP! 22' X 24' HEATED GARAGE! STEPS TO TELFORD LAKE! TURNKEY GEM! This 1191 sq ft 3 bed, 1 bath 1.5 story charmer on a 6000 sq ft lot is cute as a button! Feat: A/C, hardwood & tile flooring, fresh paint, crown mouldings, vinyl windows, built in entertainment center, newer S/S appliances, concrete countertops, & more! Inviting living room for movie nights & gatherings leads into the well designed kitchen, complete with maple cabinets, eat in dining, & plenty of natural light. 4 pce bath, main floor bedroom, & laundry / mechanical room access. Upstairs brings 2 good sized bedrooms complete with vaulted ceilings for added character. The yard is spacious, w/ beautiful deck & covered pergola, firepit & room for a main floor expansion if desired. The heated garage is a treat! Custom cabinetry & wood tones throughout create a vibe unlike any other garage out there! Room to add your RV parking or garden w/ tons of south facing sunlight. Shows a 10 & A+ neighbourhood; a must see home!

Built in 1940

### Essential Information

MLS® # E4455206

Price \$399,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,192                  |
| Acres          | 0.00                   |
| Year Built     | 1940                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4403 47 Avenue |
| Area        | Leduc          |
| Subdivision | South Telford  |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 5T3        |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Air Conditioner, Crawl Space, Deck, Fire Pit           |
| Parking   | Double Garage Detached, Heated, Over Sized, RV Parking |

### Interior

|              |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace    | Yes                                                                                                                         |
| Fireplaces   | Wall Mount                                                                                                                  |
| Stories      | 2                                                                                                                           |
| Has Basement | Yes                                                                                                                         |
| Basement     | None, No Basement                                                                                                           |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                           |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles                                                                                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 81           |

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Listing information last updated on September 4th, 2025 at 10:34am MDT