

\$517,000 - 4522 53 Avenue, Leduc

MLS® #E4462348

\$517,000

6 Bedroom, 3.00 Bathroom, 1,505 sqft

Single Family on 0.00 Acres

North Telford, Leduc, AB

NEWER, INCREDIBLY SPACIOUS & MAINTAINED 1500sf BUNGALOW w 6 BEDROOMS, in a safe community and STEPS FROM TELFORD LAKE- perfect regardless of stage of life. Starting w an OVERSIZED, HEATED DOUBLE ATTACHED GARAGE w NEW OVERHEAD DOOR. RV PARKING at back too! Next is a spacious landing w tons of storage, leading into your beautiful living room w GAS FIREPLACE. Formal dining follows, and then onto your CHEF™S KITCHEN OVERLOOKING THE BEAUTIFUL BACK YARD! Not only is there a ton of COUNTER SPACE, but there is an eat up island, and BOTH a BUILT IN & SEPARATE FULL PANTRY! Primary bedroom sits separate w tons of storage & space, as well as walk-in closet and FULL ENSUITE! Upper floor also has 2 more full bedrooms and full bathroom. Downstairs is professionally finished, and just as big with a living room and fireplace, rec room, HUGE laundry room, 3 more bedrooms, and a full bath! Yard has GLASS-PANED DECK w VINYL COVERING! Other updates include NEWER FRIDGE, EAVES, WATER TANK, SUMP, KITCHEN FLOORING, and PAINT.

Built in 1993

Essential Information



MLS® #	E4462348
Price	\$517,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,505
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4522 53 Avenue
Area	Leduc
Subdivision	North Telford
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5X1

Amenities

Amenities	Deck, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached, Over Sized, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 16th, 2025
Days on Market	27
Zoning	Zone 81

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