

Courtesy Of Sarah L Lizée Of RE/MAX Elite

## \$349,000 - 5207 47 Avenue, Leduc

MLS® #E4452198

**\$349,000**

5 Bedroom, 2.00 Bathroom, 1,070 sqft  
Single Family on 0.00 Acres

Linsford Park, Leduc, AB

Fully finished bungalow located in a quiet neighbourhood, offering a spacious layout and thoughtful upgrades throughout. The main floor features a bright living room, a generous dining area with pantry, and a functional kitchen equipped with 2023 KitchenAid appliances, gas stove, stainless steel dishwasher, stainless steel backsplash, and a fridge with water line. There are three bedrooms upstairs and a 4-piece bathroom. The finished basement includes two additional bedrooms, two large flex rooms, a storage room, and a newly renovated 3-piece bathroom. Notable upgrades include air conditioning, a heated garage, new furnace (2023), hot water tank (2022), new shingles and upgraded insulation (2022), new washer and dryer, and updated basement lighting. The large yard offers updated front and back landscaping with apple and cherry trees, a sunroom, and ample off-street parking. Conveniently located close to parks, schools, shopping, and more.

Built in 1960

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4452198  |
| Price    | \$349,000 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,070                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5207 47 Avenue |
| Area        | Leduc          |
| Subdivision | Linsford Park  |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 5E1        |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Deck, Sunroom, See Remarks                 |
| Parking   | Heated, Over Sized, Single Garage Detached |

### Interior

|              |                                                                                                                                 |
|--------------|---------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                       |
| Stories      | 2                                                                                                                               |
| Has Basement | Yes                                                                                                                             |
| Basement     | Full, Finished                                                                                                                  |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                          |
| Exterior Features | Airport Nearby, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Stucco                                                                          |
| Foundation        | Concrete Perimeter                                                                    |

### Additional Information

Date Listed August 9th, 2025

Days on Market 8

Zoning Zone 81

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Listing information last updated on August 17th, 2025 at 9:31am MDT