

## \$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
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Days on Market 6

Zoning Zone 81

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