

## \$249,900 - 5118 48 Avenue, Leduc

MLS® #E4465034

**\$249,900**

3 Bedroom, 1.00 Bathroom, 1,053 sqft

Single Family on 0.00 Acres

Linsford Park, Leduc, AB

CHARMING 1.5 storey character home in Linsford Park. GREAT investment property and potential for future development with 50ft lot. EXCELLENT location on a quiet street, in a mature neighborhood with GORGEOUS trees, close to downtown Leduc. Boasts a LARGE backyard and attached single garage. Two bedrooms upstairs, with one on the main floor along with a 4 piece bathroom. Potential to develop the basement with plumbing rough ins already complete. Close to multiple schools and all major amenities, this house is full of potential!

Built in 1949

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4465034               |
| Price          | \$249,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,053                  |
| Acres          | 0.00                   |
| Year Built     | 1949                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |



## Community Information

|             |                |
|-------------|----------------|
| Address     | 5118 48 Avenue |
| Area        | Leduc          |
| Subdivision | Linsford Park  |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 5E5        |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Hot Water Natural Gas  |
| Parking   | Single Garage Attached |

## Interior

|              |                                                            |
|--------------|------------------------------------------------------------|
| Appliances   | Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                  |
| Stories      | 2                                                          |
| Has Basement | Yes                                                        |
| Basement     | Full, Partially Finished                                   |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood                                                    |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Schools |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood                                                    |
| Foundation        | Concrete Perimeter                                      |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 81            |

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Listing information last updated on November 8th, 2025 at 9:32pm MST