

\$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	1
Zoning	Zone 81

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Listing information last updated on November 7th, 2025 at 6:32am MST