

## **\$539,900 - 4522 53 Avenue, Leduc**

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MLS® #E4462348

**\$539,900**

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          | \$539,900              |
| 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 | 10                 |
| Zoning         | Zone 81            |

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Listing information last updated on October 26th, 2025 at 1:47pm MDT