

## \$525,000 - 4429 45 Street, Leduc

MLS® #E4436721

**\$525,000**

3 Bedroom, 2.50 Bathroom, 2,007 sqft

Single Family on 0.00 Acres

South Telford, Leduc, AB

Situated on a quiet cul-de-sac in South Telford, this elegant 2-storey residence offers 3 bedrooms, 2.5 bathrooms, and 2,007 sq. ft. of well-designed living space. The main floor features a bright, open-concept living and dining area, a chef's dream kitchen adorned with abundant windows, a generous island, copper sinks, stainless steel appliances, and ample cabinetry. The adjoining family room boasts a classic wood-burning fireplace. Upstairs, the primary suite includes a 3-piece ensuite, complemented by a refined 4-piece bathroom with a soaker tub and spa-like shower. A dedicated laundry room adds convenience. The partially finished basement presents a spacious recreation area, bonus room, and storage. Double garage with RV parking. Outdoors, enjoy a private, fenced backyard with a deck and mature trees. Ideally located near the airport, golf course, parks, schools, walking trails, a lake and shopping amenities.

Built in 1976

### Essential Information

MLS® # E4436721

Price \$525,000

Bedrooms 3

Bathrooms 2.50



Full Baths	2
Half Baths	1
Square Footage	2,007
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4429 45 Street
Area	Leduc
Subdivision	South Telford
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5V2

### Amenities

Amenities	Deck
Parking	Double Garage Attached, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Masonry
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Airport Nearby, Cul-De-Sac, Golf Nearby, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	9
Zoning	Zone 81

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