

Courtesy Of Kevin B Doyle Of RE/MAX Elite

\$399,900 - 4403 47 Avenue, Leduc

MLS® #E4455206

\$399,900

3 Bedroom, 1.00 Bathroom, 1,192 sqft

Single Family on 0.00 Acres

South Telford, Leduc, AB

IMPECCABLE PRIDE OF OWNERSHIP! 22' X 24' HEATED GARAGE! STEPS TO TELFORD LAKE! TURNKEY GEM! This 1191 sq ft 3 bed, 1 bath 1.5 story charmer on a 6000 sq ft lot is cute as a button! Feat: A/C, hardwood & tile flooring, fresh paint, crown mouldings, vinyl windows, built in entertainment center, newer S/S appliances, concrete countertops, & more! Inviting living room for movie nights & gatherings leads into the well designed kitchen, complete with maple cabinets, eat in dining, & plenty of natural light. 4 pce bath, main floor bedroom, & laundry / mechanical room access. Upstairs brings 2 good sized bedrooms complete with vaulted ceilings for added character. The yard is spacious, w/ beautiful deck & covered pergola, firepit & room for a main floor expansion if desired. The heated garage is a treat! Custom cabinetry & wood tones throughout create a vibe unlike any other garage out there! Room to add your RV parking or garden w/ tons of south facing sunlight. Shows a 10 & A+ neighbourhood; a must see home!

Built in 1940

Essential Information

MLS® # E4455206

Price \$399,900



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,192
Acres	0.00
Year Built	1940
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	4403 47 Avenue
Area	Leduc
Subdivision	South Telford
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5T3

Amenities

Amenities	Air Conditioner, Crawl Space, Deck, Fire Pit
Parking	Double Garage Detached, Heated, Over Sized, RV Parking

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 29th, 2025
Days on Market	20
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 18th, 2025 at 5:02am MDT