

# \$469,000 - 5006 48 Ave, Leduc

MLS® #E4461051

**\$469,000**

4 Bedroom, 3.50 Bathroom, 1,454 sqft  
Single Family on 0.00 Acres

Linsford Park, Leduc, AB

Updated half duplex (2025) in a highly desirable neighborhood of Leduc. This meticulously updated property features a modern, spacious kitchen with new cabinets, granite countertops, brand new appliances, and elegant porcelain tile floors. Large windows on the main floor flood the living space with natural light, creating a bright and inviting atmosphere. Enjoy energy efficiency with zone heating throughout and premium triple-pane windows on both floors for superior insulation and noise reduction. Each unit boasts three generous bedrooms upstairs, including a luxurious 3-pce ensuite in the primary bedroom and a 4-pce main bath. Convenient upper-floor laundry adds to the appeal. The open-concept main floor offers a bright living room, a cozy 2-pce bath, and a stylish kitchen perfect for family living or entertaining. The finished basement includes an additional bedroom with a 3-pce bath and a large recreation room, ideal for guests or a home office.

Built in 2016

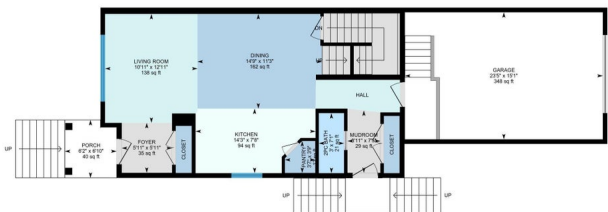
## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4461051  |
| Price    | \$469,000 |
| Bedrooms | 4         |



5006 48 Ave, Leduc, AB

Main Floor Exterior Area 707.99 sq ft  
Interior Area 647.34 sq ft  
Excluded Area 387.65 sq ft



0 5 10  
0 5 10  
ft

PREPARED: 20250501

\*While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,454         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 5006 48 Ave   |
| Area        | Leduc         |
| Subdivision | Linsford Park |
| City        | Leduc         |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T9E 7H7       |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Off Street Parking, Air Conditioner, Front Porch |
| Parking   | Heated, Insulated, Single Garage Attached        |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                     |
| Stories           | 3                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                  |
| Exterior Features | Airport Nearby, Back Lane, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                              |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 81           |

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Listing information last updated on October 15th, 2025 at 2:47pm MDT