

## \$289,500 - 4901 48 Avenue, Leduc

MLS® #E4441159

### \$289,500

3 Bedroom, 1.50 Bathroom, 1,435 sqft

Single Family on 0.00 Acres

Central Business District (Leduc), Leduc, AB

Charming home on a large downtown lot. Newer shingles, gutters. Inside renovations including newer kitchen with gas stove, wall oven, granite, island. Newer windows, flooring, features crown moldings, textured ceilings, 100 amp service. Large living room open to the kitchen and spacious dining area. There is a 2 piece powder room and main floor bedroom. Upstairs there are 2 bedrooms, one with a large walk in closet. Laundry upstairs and large family bathroom with claw foot tub and separate tiled shower. There is a back mud room and entrance to the backyard. Large backyard with storage space in the garage. Awesome lot with potential for future development. 2 blocks to downtown, restaurants, shopping, public library and so much more.

Built in 1939

### Essential Information

MLS® #	E4441159
Price	\$289,500
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,435
Acres	0.00



Year Built	1939
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	4901 48 Avenue
Area	Leduc
Subdivision	Central Business District (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 7H9

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Block

### **Additional Information**

Date Listed	June 7th, 2025
Days on Market	2
Zoning	Zone 81

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Listing information last updated on June 9th, 2025 at 6:17pm MDT