

# \$390,000 - 4706 53 Street, Leduc

MLS® #E4457534

**\$390,000**

4 Bedroom, 2.00 Bathroom, 1,193 sqft  
Single Family on 0.00 Acres

Linsford Park, Leduc, AB

26x26 Heated Garage + Spacious Bungalow!  
Nearly 1,200 sq ft with a partially finished basement, this 4-bdrm, 2-bath home offers space, updates & potential—perfect for first-time buyers, downsizers, or investors. The main floor features a bright family room that flows into the dining area & kitchen, plus 3 bedrooms & a full bath. Fresh paint & pot lighting add a modern touch. The basement, with separate entrance, is on its way to being an in-law suite or flexible family space. It includes a large rec room, bar/kitchen area, 3-pc bath, laundry, cold room, storage & 2 more bedrooms—plenty of room for guests or hobbies. Updates include newer windows, shingles, electrical, central A/C & water softener. Outside, enjoy a private backyard with patio, fruit trees, garden, shed, greenhouse, chain-link fencing & RV parking. The oversized 26x26 heated garage completes the package. Quick possession available—this home blends comfort, value & convenience in a family-friendly neighbourhood.

Built in 1961

## Essential Information

MLS® #                   E4457534  
Price                    \$390,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,193                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4706 53 Street |
| Area        | Leduc          |
| Subdivision | Linsford Park  |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 5E4        |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Air Conditioner, Detectors Smoke           |
| Parking Spaces | 6                                          |
| Parking        | Double Garage Detached, Heated, RV Parking |

### Interior

|              |                                                                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                      |
| Stories      | 2                                                                                                                                                              |
| Has Basement | Yes                                                                                                                                                            |
| Basement     | Full, Partially Finished                                                                                                                                       |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                                      |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                         |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 81              |

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Listing information last updated on September 15th, 2025 at 9:02pm MDT