

## \$500,000 - 4430 45 Street, Leduc

MLS® #E4453172

**\$500,000**

4 Bedroom, 3.00 Bathroom, 1,472 sqft

Single Family on 0.00 Acres

South Telford, Leduc, AB

Pride of ownership shines throughout! This beautifully maintained bi-level/split offers over 2,238 sq. ft. of bright, open living space. The main floor features a well crafted kitchen w/custom island & wine cooler, w/access to dining room. Features a bay window & open to the large living room w/gas fireplace—perfect for entertaining, with good access to deck for bbq. 3 bedrooms up including a primary suite with walk-in closet & ensuite with custom tile shower. The fully finished basement boasts a huge family room with big windows & gas fireplace, 4th bedroom, full bath, laundry, tons of storage, and direct access to the oversized 22'™x26'™ insulated garage. Outside is your private retreat—lush landscaping, Zen garden with water feature, large custom deck with storage, plus above-ground pool (can stay or go). House matching storage shed included. Situated on a quiet cul-de-sac, 3-5 minute walk to all school levels, 5 minutes to Telford Lake, downtown Leduc & the Rec centre. —Turnkey and move-in ready! —•

Built in 1976

### Essential Information

MLS® # E4453172

Price \$500,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,472
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	4430 45 Street
Area	Leduc
Subdivision	South Telford
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5T9

### **Amenities**

Amenities	Off Street Parking, Deck, Fire Pit, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Front Drive Access, Insulated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Metal
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf

Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot, Vegetable Garden

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

**Additional Information**

Date Listed	August 15th, 2025
Days on Market	1
Zoning	Zone 81

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