

\$714,900 - 4519 53 Avenue, Leduc

MLS® #E4454962

\$714,900

6 Bedroom, 4.50 Bathroom, 2,696 sqft
Single Family on 0.00 Acres

North Telford, Leduc, AB

Welcome to this stunning 2600+ sq ft home in Leduc, built in 2024 and featuring a fully finished basement. With 6 bedrooms and 5 bathrooms, this home is perfect for a growing family seeking both comfort and style. Located in a vibrant neighbourhood youâ€™ll want to be a part of, imagine stepping just around the corner to enjoy a beautiful lake with a scenic boardwalk, perfect for your evening walks and family routines. Inside, the open-concept main floor shines with a spacious kitchen designed for entertaining, complete with modern finishes, a large island, and abundant storage. Hosting is effortless with a second oven and additional kitchenette, making busy holidays like Thanksgiving simple and stress-free. The basement provides extra living space for family movie nights, hobbies, or a private guest retreat. Plus, the triple car garage ensures room for vehicles, tools, and toys. This exceptional property truly combines lifestyle, luxury, and location in one remarkable package.

Built in 2024

Essential Information

MLS® #	E4454962
Price	\$714,900
Bedrooms	6



Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,696
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4519 53 Avenue
Area	Leduc
Subdivision	North Telford
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5X1

Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, Hot Water Natural Gas, Natural Gas BBQ Hookup
Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Gas, Stove-Gas, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Fenced, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 27th, 2025
Days on Market	18
Zoning	Zone 81

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