

\$314,900 - 4403 48a Street, Leduc

MLS® #E4464152

\$314,900

3 Bedroom, 2.00 Bathroom, 845 sqft
Single Family on 0.00 Acres

Alexandra Park, Leduc, AB

Welcome to this delightful 2+1 Bedroom Home in the Heart of Leduc! With over 1600 sq ft of living space, This clean, warm, and well-kept home sits on a huge lot with RV parking – perfect for investors, first-time buyers, or young professionals. Featuring a new roof and great curb appeal, this property offers comfort and convenience in the most desirable central location, just steps away from the theatre, shopping, public library, schools, rinks, pools, golf and walking paths. (and only 10 minutes to EIA!) Inside, you’ll find a bright and inviting layout with two bedrooms up and one down (easily could be 2+2), providing plenty of space for family, guests, or a home office. The large yard offers endless possibilities for gardening, play, or future development potential. This affordable gem combines small-town charm with everyday convenience. From backyard BBQ's to cozy nights in watching the game, the home is move-in ready and full of potential – A must-see!

Built in 1964

Essential Information

MLS® #	E4464152
Price	\$314,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	845
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4403 48a Street
Area	Leduc
Subdivision	Alexandra Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5Y8

Amenities

Amenities	Off Street Parking, On Street Parking, Deck, No Smoking Home
Parking	Front/Rear Drive Access, RV Parking, Single Garage Detached, See Remarks

Interior

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

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	East Elementary School
Middle	Leduc Jr. High
High	Leduc Composite High

Additional Information

Date Listed	October 31st, 2025
Days on Market	9
Zoning	Zone 81

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