

# \$387,000 - 4414 46a Avenue, Leduc

MLS® #E4448948

**\$387,000**

4 Bedroom, 2.00 Bathroom, 1,178 sqft  
Single Family on 0.00 Acres

South Telford, Leduc, AB

New Listing Alert â€“ 3 Bedroom Gem Near Telford Lake! Looking for the perfect blend of comfort, convenience, and location. This beautiful 3-bedroom home is a must-see! Features You'll Love: 3 spacious bedrooms, attached 2-car garage, Prime location â€“ just minutes from Telford Lake. Fully fenced backyard â€“ ideal for kids, pets, and summer BBQs, Close to trails, parks, and schools. Whether you're a growing family or looking to invest, this home checks all the boxes.

Built in 1969

## Essential Information

MLS® #	E4448948
Price	\$387,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,178
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

## Community Information



Address	4414 46a Avenue
Area	Leduc
Subdivision	South Telford
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5T4

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Fire Pit, Hot Water Natural Gas
Parking	2 Outdoor Stalls

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 21st, 2025
Days on Market	6
Zoning	Zone 81

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Listing information last updated on July 27th, 2025 at 5:17am MDT