

\$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 – 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 – just minutes from Telford Lake. Fully fenced backyard – 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	12
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 5:32am MDT