\$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.

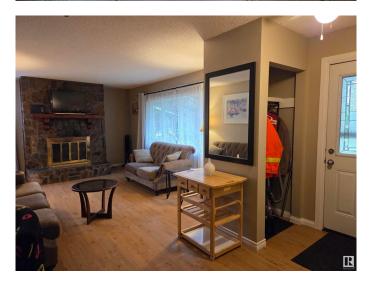






Essential Information

MLS® #	E4448948
Price	\$387,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,178
Acres	0.00
Year Built	1969
Туре	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 Inform	pation	

Additional Information

Date Listed	July 21st, 2025
Days on Market	9
Zoning	Zone 81

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Listing information last updated on July 30th, 2025 at 3:47pm MDT