

\$938,000 - 5006 & 5008 48 Avenue, Leduc

MLS® #E4439211

\$938,000

8 Bedroom, 7.00 Bathroom, 2,908 sqft

Single Family on 0.00 Acres

Linsford Park, Leduc, AB

Investor alert! Rare opportunity to own a fully renovated side-by-side duplex in a highly desirable neighborhood of Leduc. This meticulously updated property features a modern, spacious kitchen with new cabinets, granite countertops, brand new appliances, and elegant porcelain tile floors. Large windows on the main floor flood the living space with natural light, creating a bright and inviting atmosphere. Enjoy energy efficiency with zone heating throughout and premium triple-pane windows on both floors for superior insulation and noise reduction. Each unit boasts three generous bedrooms upstairs, including a luxurious 3-pce ensuite in the primary bedroom and a 4-pce main bath. Convenient upper-floor laundry adds to the appeal. The open-concept main floor offers a bright living room, a cozy 2-pce bath, and a stylish kitchen perfect for family living or entertaining. The finished basement includes an additional bedroom with a 3-pce bath and a large recreation room, ideal for guests or a home office.

Built in 2016

Essential Information

MLS® # E4439211

Price \$938,000



| | |
|----------------|---------------------|
| Bedrooms | 8 |
| Bathrooms | 7.00 |
| Full Baths | 6 |
| Half Baths | 2 |
| Square Footage | 2,908 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Single Family |
| Sub-Type | Duplex Side By Side |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 5006 & 5008 48 Avenue |
| Area | Leduc |
| Subdivision | Linsford Park |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 7H7 |

Amenities

| | |
|-----------|---|
| Amenities | On Street Parking, Air Conditioner, Front Porch |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 96 |
| Zoning | Zone 81 |

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