

\$500,000 - 4430 45 Street, Leduc

MLS® #E4453172

\$500,000

4 Bedroom, 3.00 Bathroom, 1,472 sqft

Single Family on 0.00 Acres

South Telford, Leduc, AB

Pride of ownership shines throughout! This beautifully maintained bi-level/split offers over 2,238 sq. ft. of bright, open living space. The main floor features a well crafted kitchen w/custom island & wine cooler, w/access to dining room. Features a bay window & open to the large living room w/gas fireplace—perfect for entertaining, with good access to deck for bbq. 3 bedrooms up including a primary suite with walk-in closet & ensuite with custom tile shower. The fully finished basement boasts a huge family room with big windows & gas fireplace, 4th bedroom, full bath, laundry, tons of storage, and direct access to the oversized 22'™x26'™ insulated garage. Outside is your private retreat—lush landscaping, Zen garden with water feature, large custom deck with storage, plus above-ground pool (can stay or go). House matching storage shed included. Situated on a quiet cul-de-sac, 3-5 minute walk to all school levels, 5 minutes to Telford Lake, downtown Leduc & the Rec centre. —Turnkey and move-in ready! —•

Built in 1976

Essential Information

MLS® # E4453172

Price \$500,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,472
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	4430 45 Street
Area	Leduc
Subdivision	South Telford
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5T9

Amenities

Amenities	Off Street Parking, Deck, Fire Pit, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Front Drive Access, Insulated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf

Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby, Treed Lot, Vegetable Garden

Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 15th, 2025
Days on Market	23
Zoning	Zone 81

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