

## \$315,000 - 5502 52 Street, Leduc

MLS® #E4424215

**\$315,000**

1 Bedroom, 2.00 Bathroom, 968 sqft

Single Family on 0.00 Acres

Willow Park\_LEDU, Leduc, AB

First time buyers... Investors.... This Affordable home is full of potential. Centrally located within walking distance to downtown, schools & parks! 4 bedrooms, 2 baths, fully finished basement & a Massive yard with over 6700 sq ft of space for the kids & your 4 legged friends to play. The main floor has a good size kitchen with a large window overlooking the backyard! Large separate dining area for family gatherings & open to the living room for easy entertaining. The living room is a great size with a huge front window for lots of natural light. Down the hall is a 4 piece bathroom and two bedrooms. Downstairs there is another two bedrooms, 3 piece bath, laundry, storage & a family room, currently being used as another bedroom. The basement has vinyl plank flooring. Shingles (2018), eaves (2016), furnace (2014). This home has lots of potential & the yard is bigger than most, so there is lots of room to build a future garage & still have plenty of space for the kids!!! Don't miss this one. Welcome home!!

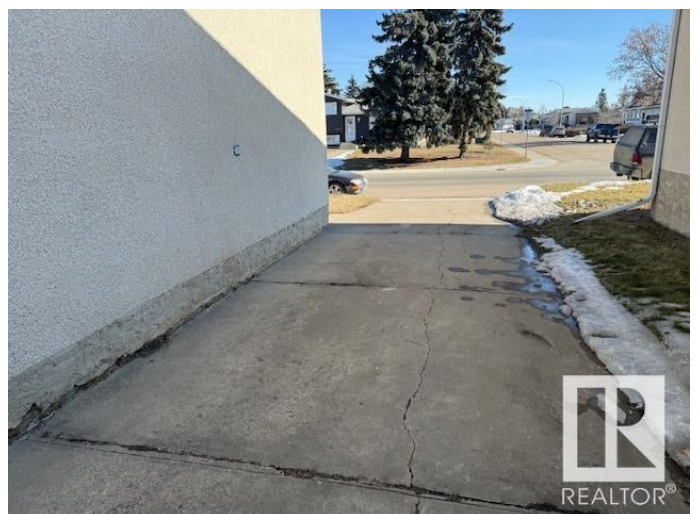
Built in 1973

### Essential Information

MLS® # E4424215

Price \$315,000

Bedrooms 1



Bathrooms	2.00
Full Baths	2
Square Footage	968
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	5502 52 Street
Area	Leduc
Subdivision	Willow Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5P6

### **Amenities**

Amenities	Detectors Smoke
Parking	Front Drive Access

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed March 6th, 2025

Days on Market 8

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 March 14th, 2025 at 5:47am MDT