\$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.

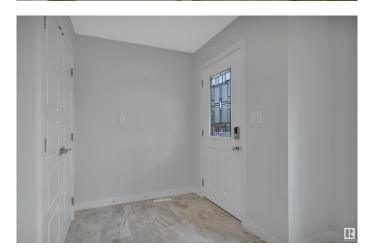


Essential Information

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 9

Zoning Zone 81

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Listing information last updated on June 7th, 2025 at 9:32am MDT