

## \$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 | 12                |
| 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 August 27th, 2025 at 4:17am MDT