

\$320,000 - 5216 48 Avenue, Leduc

MLS® #A2095162

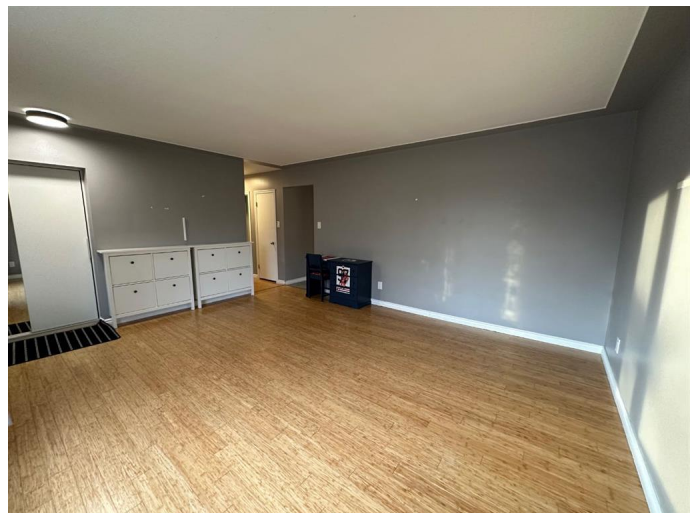
\$320,000

5 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.13 Acres

Linsford Park, Leduc, Alberta

Welcome to Linsford Park!! This updated bungalow offers 5 bedrooms, a 4pc. main bath & 1/2 bath as well as a separate shower in the basement laundry area. all contributing to the model of a perfect home for a growing family!! Located in a charming mature neighborhood the home features numerous updates throughout some of which include all of the main floor window's updated to dual pane argon windows, in the kitchen - counter tops, cabinet door fronts & stainless steel appliances. The 4pc main floor bath is 90% complete on updates w/ vanity, tub, toilet & flooring completed, just the tile surround is left to finish all of the tile required to finished and supplies grout etc. are included in the sale. 3 bdrms are located on the main including the primary suite, all tied together by the large bright open living room w/ south bay window exposure & crank open side window side panels. The basement houses two additional large bedrooms, a 1/2 bath and separate standup shower enclosure located in the lockable laundry area. The mechanical systems are in great working order. The furnace is a mid-range efficiency that was completely redone in 2018 when the central A/C was added, the H/W tank is also updated. Outside the yard is fully fenced with a 22x22 detached unfinished garage space w/ a concrete rear parking apron & additional vinyl garden shed tucked into the corner of the alley fence line. Shingles were replaced in 2016 before the current owner had purchased.



Tastefully updated & family outfitted,
availability for quick possession!!!

Built in 1960

Essential Information

MLS® #	A2095162
Price	\$320,000
Sold Price	\$320,000
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,040
Acres	0.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	5216 48 Avenue
Subdivision	Linsford Park
City	Leduc
County	Leduc
Province	Alberta
Postal Code	T9E 5E3

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Double Garage Detached, Quad or More Attached

Interior

Interior Features	No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 1st, 2023
Date Sold	December 11th, 2023
Days on Market	7
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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