

Courtesy Of Amanda N Gering Of Liv Real Estate

\$485,000 - 5102 56 Avenue, Leduc

MLS® #E4451476

\$485,000

4 Bedroom, 3.00 Bathroom, 1,346 sqft
Single Family on 0.00 Acres

Willow Park_LEDU, Leduc, AB

Welcome to this well-loved 4-level split in the heart of Leduc! Sitting on a corner lot beside a green space with no side neighbours, this home offers privacy, charm, and modern upgrades. The massive kitchen is a chef's dream featuring stainless steel appliances, double oven, and a spacious dining area perfect for large gatherings. Enjoy views of the tree-filled yard from your two-tiered deck or cozy up by the real wood fireplace. With 3 bedrooms above grade, a 4th room downstairs, and 3 full bathrooms, a dreamy laundry room there's a room for everyone. The attached double garage has been transformed into the ultimate man cave. Air Conditioning, Extra visitor parking, electrical and plumbing upgraded within the last 5 years, tons of storage, a quiet residential location within walking distance to schools (no main roads), and just minutes to groceries, shopping, Costco, the airport, and the mall. This home is filled with character and style and is sure to make the perfect family home.

Built in 1973

Essential Information

| | |
|----------|-----------|
| MLS® # | E4451476 |
| Price | \$485,000 |
| Bedrooms | 4 |



| | |
|----------------|------------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,346 |
| Acres | 0.00 |
| Year Built | 1973 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 5102 56 Avenue |
| Area | Leduc |
| Subdivision | Willow Park_LEDU |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 5N3 |

Amenities

| | |
|-----------|---|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Bar, Deck, Fire Pit, Parking-Extra, Parking-Visitor, Patio, Secured Parking |
| Parking | Double Garage Attached |

Interior

| | |
|--------------|--|
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Brick Facing |
| Stories | 4 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Airport Nearby, Corner Lot, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed |

| | |
|--------------|--------------------|
| | Lot |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-----------------|
| Elementary | Willow Park |
| Middle | Leduc Jr High |
| High | Leduc Composite |

Additional Information

| | |
|----------------|------------------|
| Date Listed | August 6th, 2025 |
| Days on Market | 9 |
| Zoning | Zone 81 |

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Listing information last updated on August 15th, 2025 at 8:32am MDT