

\$329,900 - 5207 52 Street, Leduc

MLS® #E4440631

\$329,900

4 Bedroom, 2.00 Bathroom, 1,007 sqft

Single Family on 0.00 Acres

Willow Park_LEDU, Leduc, AB

Spacious and well-maintained bi-level located directly across from an Willow Park Elem school—ideal for families! The bright main floor features a generous liv rm filled with natural light and a beautifully updated kitch complete with rich espresso cabinetry, SS appliances, and a peninsula island that offers an open flow between kitch and liv rm. 2 lg bdrms and 4pc bath complete the upper level. The fully finished basement offers excellent additional living space with 2 more bdrms, 3pc bath, cozy fam rm and flex space perfect for a home office. There's also a roughed-in footing in place for a potential basement island or bar area. Enjoy the convenience of an oversized single detached heated garage with 220 wiring perfect for hobbyists or extra storage. The large, fully fenced backyard is great for outdoor entertaining or kids and pets to play. Numerous upgrades over the years include a new hot water tank (2024) and completed grading (2023/2024).

Built in 1971

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4440631 |
| Price | \$329,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Square Footage | 1,007 |
| Acres | 0.00 |
| Year Built | 1971 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 5207 52 Street |
| Area | Leduc |
| Subdivision | Willow Park_LEDU |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 5L9 |

Amenities

| | |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, See Remarks |
| Parking | Single Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco, Vinyl |
| Exterior Features | Fenced, Schools, Shopping Nearby, Treed Lot |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|----------------|
| Date Listed | June 5th, 2025 |
|-------------|----------------|

Days on Market 20

Zoning Zone 81

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Listing information last updated on June 25th, 2025 at 6:02am MDT