

\$269,900 - 5309 55 Avenue, Leduc

MLS® #E4461188

\$269,900

4 Bedroom, 2.00 Bathroom, 1,053 sqft
Single Family on 0.00 Acres

Willow Park_LEDU, Leduc, AB

Home needs TLC - Great Opportunity for
Renovation Project or Infill in a Quiet Family
Community. Close to Schools and Shopping

Built in 1974

Essential Information

MLS® #	E4461188
Price	\$269,900
Lease Rate	\$15
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,053
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	5309 55 Avenue
Area	Leduc
Subdivision	Willow Park_LEDU
City	Leduc
County	ALBERTA
Province	AB



Postal Code T9E 5N8

Amenities

Amenities Hot Water Natural Gas
Parking Spaces 5
Parking Double Garage Detached, Heated, Insulated

Interior

Appliances None
Heating Forced Air-1, Natural Gas
Stories 4
Has Basement Yes
Basement Full, Partially Finished

Exterior

Exterior Wood, Stucco
Exterior Features Fenced, Landscaped, Level Land, Schools, Shopping Nearby
Roof Asphalt Shingles
Construction Wood, Stucco
Foundation Concrete Perimeter

School Information

Elementary Willow Park

Additional Information

Date Listed October 7th, 2025
Days on Market 31
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 November 7th, 2025 at 3:02pm MST