

Courtesy Of Dorothy M Cornel Of RE/MAX River City

\$449,000 - 5107 56 Avenue, Leduc

MLS® #E4466129

\$449,000

6 Bedroom, 2.50 Bathroom, 1,244 sqft

Single Family on 0.00 Acres

Willow Park_LEDU, Leduc, AB

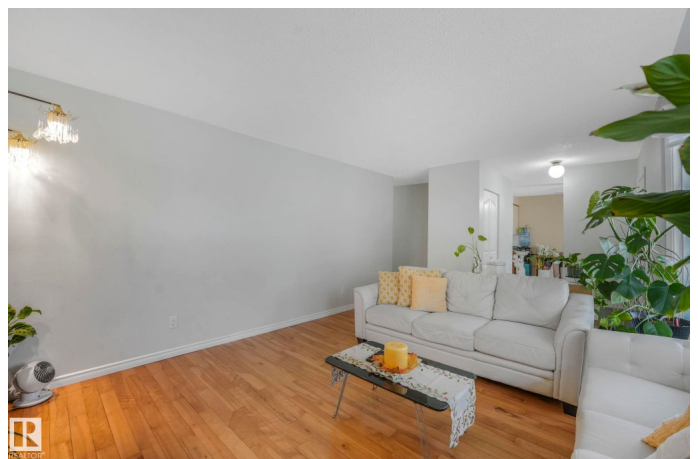
Welcome to this well maintained, freshly painted, and bright bungalow nestled on a quiet cul-de-sac in Willow Park, perfectly situated across from a park and playground. With 6 BDRMS & 3 BATHS, this spacious home is ideal for large or multi-generational families. The large bay window in the living room floods the space with natural light. The main floor features hardwood flooring throughout the bedrooms, kitchen has ample cabinetry, a pantry, and a natural flow into the dining area. The main level includes a Primary Suite with its own 2-piece ensuite, & 2 more bedrooms along with a bright 4-piece bathroom. The Basement has a SEPARATE Entrance, with 3 bedrooms and a full bath. Outside, enjoy the expansive backyard & an oversized 24' x 26' double detached garage provides ample parking and workspace. Located in a central Leduc location, you're just minutes from schools, parks, shops, restaurants, and all daily amenities with convenient access to the Edmonton International Airport.

Built in 1973

Essential Information

MLS® # E4466129

Price \$449,000



Bedrooms	6
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,244
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	5107 56 Avenue
Area	Leduc
Subdivision	Willow Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5N3

Amenities

Amenities	Parking-Extra
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed November 18th, 2025

Days on Market 1

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 18th, 2025 at 10:32pm MST