

# \$399,000 - 5108 57 Avenue, Leduc

MLS® #A2206069

## \$399,000

4 Bedroom, 2.00 Bathroom, 1,120 sqft  
Residential on 0.17 Acres

Willow Park\_LEDU, Leduc, Alberta

Welcome to this beautifully renovated, fully finished MUST SEE 4-bedroom home, perfectly situated on a massive, park-like lot in a quiet, mature neighborhood. Offering immediate possession, this move-in-ready gem boasts a stunning chef's kitchen with ample storage, generous counter space, updated appliances, and a convenient corner pantry. The open layout seamlessly flows into the dining area, leading out to a low-maintenance back deck where you can take in the pristine, fully fenced backyard—complete with a fire pit area and storage shed. A brand-new concrete parking pad beside the home adds even more value to this incredible property. Don't miss your chance—schedule a viewing today!

Built in 1972

### Essential Information

MLS® #	A2206069
Price	\$399,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.17
Year Built	1972
Type	Residential
Sub-Type	Detached



Style Bi-Level  
Status Active

### Community Information

Address 5108 57 Avenue  
Subdivision Willow Park\_LEDU  
City Leduc  
County Leduc  
Province Alberta  
Postal Code T9E 5S2

### Amenities

Parking Spaces 4  
Parking Concrete Driveway, Off Street, Parking Pad, RV Access/Parking

### Interior

Interior Features Built-in Features, Chandelier, Closet Organizers, Crown Molding, Open Floorplan, Pantry, Recessed Lighting  
Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Fire Pit, Private Yard, Storage  
Lot Description Back Lane, Front Yard, Landscaped, Lawn, Many Trees  
Roof Asphalt Shingle  
Construction Metal Siding, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 3rd, 2025  
Days on Market 8  
Zoning RSD

### Listing Details

Listing Office RE/MAX Grande Prairie

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