

\$415,000 - 5509 53 Street, Leduc

MLS® #E4441175

\$415,000

5 Bedroom, 2.50 Bathroom, 1,192 sqft

Single Family on 0.00 Acres

Willow Park_LEDU, Leduc, AB

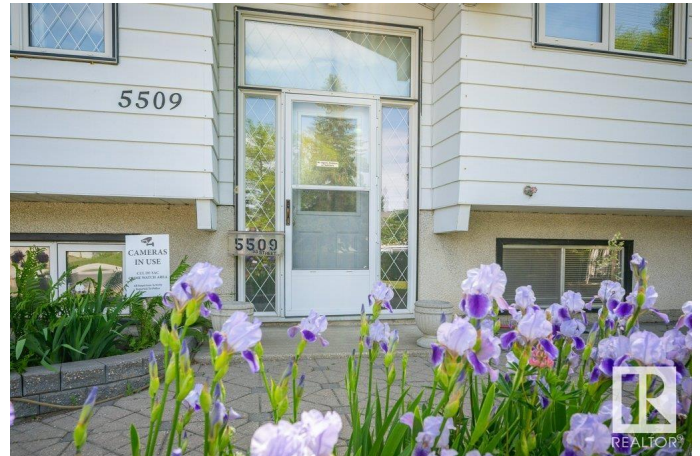
Affordable family home in desirable Willow Park! Located on a huge landscaped lot, with a paving stone patio and long concrete/paving stone driveway leading to a 18x40 tandem garage/workshop that is heated and insulated. Inside we find a open kitchen and dining area with ample cupboards and counter space, complete with pantry. Living room has large windows. There are two bedrooms and a updated 4 piece bath. The master is of a good size, comes with a ensuite for convenience and patio doors to your own private covered deck with steel substructure overlooking the backyard. Downstairs we find ample natural light, 2 more bedrooms and a great family room space for movie nights. There is a laundry room and flex/den space for projects or storage and a rare second stairway back up to the main floor. Well designed floor plan is well thought out, recent upgrades include the shingles(2020), and most windows have been upgraded. The yard is a gardeners dream with many flower beds, and this location is fantastic!

Built in 1975

Essential Information

MLS® # E4441175

Price \$415,000



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,192 |
| Acres | 0.00 |
| Year Built | 1975 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 5509 53 Street |
| Area | Leduc |
| Subdivision | Willow Park_LEDU |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 5N9 |

Amenities

| | |
|-----------|--|
| Amenities | Deck, Patio, Vinyl Windows |
| Parking | Front Drive Access, Single Garage Detached, Tandem |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools, |

| | |
|--------------|---------------------|
| | Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|--------------------|
| Elementary | Willow park school |
|------------|--------------------|

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 7th, 2025 |
| Days on Market | 10 |
| 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 June 17th, 2025 at 6:32pm MDT