

## \$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
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### **Additional Information**

Date Listed	June 7th, 2025
Days on Market	10
Zoning	Zone 81

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Listing information last updated on June 17th, 2025 at 8:32am MDT