

\$485,000 - 5102 56 Avenue, Leduc

MLS® #E4451476

\$485,000

4 Bedroom, 3.00 Bathroom, 1,346 sqft

Single Family on 0.00 Acres

Willow Park_LEDU, Leduc, AB

Welcome to this well-loved 4-level split in the heart of Leduc! Sitting on a corner lot beside a green space with no side neighbours, this home offers privacy, charm, and modern upgrades. The massive kitchen is a chef's dream featuring stainless steel appliances, double oven, and a spacious dining area perfect for large gatherings. Enjoy views of the tree-filled yard from your two-tiered deck or cozy up by the real wood fireplace. With 3 bedrooms above grade, a 4th room downstairs, and 3 full bathrooms, a dreamy laundry room—there's room for everyone. The attached double garage has been transformed into the ultimate man cave. Air Conditioning, Extra visitor parking, electrical and plumbing upgraded within the last 5 years, tons of storage, a quiet residential location within walking distance to schools (no main roads), and just minutes to groceries, shopping, Costco, the airport, and the mall. This home is filled with character and style and is sure to make the perfect family home.

Built in 1973

Essential Information

MLS® # E4451476

Price \$485,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,346
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	5102 56 Avenue
Area	Leduc
Subdivision	Willow Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5N3

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Bar, Deck, Fire Pit, Parking-Extra, Parking-Visitor, Patio, Secured Parking
Parking	Double Garage Attached

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, Treed

	Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Willow Park
Middle	Leduc Jr High
High	Leduc Composite

Additional Information

Date Listed	August 6th, 2025
Days on Market	12
Zoning	Zone 81

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Listing information last updated on August 18th, 2025 at 3:17am MDT