

## \$308,854 - 5515 54 Street, Leduc

MLS® #E4456294

### \$308,854

4 Bedroom, 1.50 Bathroom, 1,040 sqft

Single Family on 0.00 Acres

Willow Park\_LEDU, Leduc, AB

CALLING ALL RENOVATORS. 1040 sq ft bungalow in Willow Park, 3+1 bedrooms, 1.5 bathrooms, partially finished basement, big yard, lots of room to build garage. Main floor has Laminate throughout, windows were replaced at one point in time. L shaped living room \ dining room. 3 bedrooms on main floor, 4 pc main bath, Primary bedroom with 2 pc ensuite. Basement is partially finished framed for rec room, 4th bedroom, den and laundry\storage. Close to all amenities including schools, parks, shopping, restaurants and more.

Built in 1974

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4456294               |
| Price          | \$308,854              |
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,040                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5515 54 Street   |
| Area        | Leduc            |
| Subdivision | Willow Park_LEDU |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 5P4          |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Off Street Parking, On Street Parking |
| Parking Spaces | 3                                     |
| Parking        | Front Drive Access                    |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Partially Finished                                         |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                              |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                          |
| Construction      | Wood, Stucco                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                        |

### School Information

|            |                 |
|------------|-----------------|
| Elementary | Willow Park     |
| Middle     | Leduc Jr. High  |
| High       | Leduc Composite |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 5th, 2025 |
|-------------|---------------------|

Days on Market 25

Zoning Zone 81

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Listing information last updated on September 30th, 2025 at 5:47am MDT