

# \$399,900 - 5522 54 Street, Leduc

MLS® #E4438934

**\$399,900**

5 Bedroom, 2.50 Bathroom, 1,230 sqft  
Single Family on 0.00 Acres

Willow Park\_LEDU, Leduc, AB

Welcome to this lovely 4-level-split with a total living space of approx 1800 sq ft, double detached garage with a extended long driveway for a RV parking etc, in this desirable Willow Park neighborhood in Leduc, is the perfect home for anyone who wants an abundance of space for an affordable price . This charming home features an open concept main level and a spacious living room with large window, dining room and a functionable, spacious kitchen. Located near parks, schools, golf, shopping; easy access to HWY 2 and approx 13 minute drive to the Edmonton International airport

Built in 1974

## Essential Information

MLS® #	E4438934
Price	\$399,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,230
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family



Style	4 Level Split
Status	Active

### Community Information

Address	5522 54 Street
Area	Leduc
Subdivision	Willow Park_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5P4

### Amenities

Amenities	Hot Water Natural Gas, No Smoking Home, See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Airport Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 27th, 2025
Days on Market	21
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 5:02pm MDT