

5020 48 Ave, Leduc, AB

Basement (Below Grade) Exterior Area 462.26 sq ft
Interior Area 388.91 sq ft
Excluded Area 631.40 sq ft



0 3 6 ft

PREPARED: 2026/02/26



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Leduc Alberta

\$449,700

MULTIPLE ROOMS This Commercially Zone property will make an exceptional office/professional space. Currently approved for a Daycare, previously a dental office (has plumbing in all rooms). Located in the mature neighborhood of Linsford Park in the heart of Leduc. Upper level has 3 separate office space, plus HUGE main area (living room), & full kitchen space. Finished basement with multiple rooms also, 2 bathrooms, & tons of space/storage! Huge double lot, measuring 7500 sq ft, with 6 parking, plus single garage. Wheel chair accessibility with large front porch. Considering your own office space? This has so much potential. It is easily converted back to a family home! Clean and ready for quick possession. Walking distance to shopping, restaurants, transit, movie theatre, and more! Please note: some photos have been virtually staged. (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate

<http://www.terridrynan.com/>



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