

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

**REMAX Elite**

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8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

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