

Courtesy Of Jacqueline Fraser Of Grassroots Realty Group

## **\$365,000 - 4411 42b Avenue, Leduc**

MLS® #E4461700

**\$365,000**

4 Bedroom, 2.50 Bathroom, 1,089 sqft  
Single Family on 0.00 Acres

South Park, Leduc, AB

Incredible value in this beautifully updated bungalow in Leduc! You'll love the charm of 4411 42B Ave, set on a unique semi-pie corner lot with a truly private yard. At 1,089 sqft, there's space for RV parking and even a future garage, with access from both the road and laneway. Updates include shingles, soffits, fascia, siding, vinyl windows, bathrooms, flooring, high-efficiency furnace (2019) and newer appliances. It's move-in ready at a price that leaves room to make it your own! Inside, you'll find 3 bedrooms upstairs, a full bath & a half ensuite; large open living room + dining room at the front of the home and kitchen + eating nook. The separate back entry has a concrete walkway that leads to the fenced in yard, including patio/pergola, garden beds, shed, & plenty of yard left. The finished basement adds more cozy living/rec space with a full bath and room. Fantastic location—steps to both public & catholic schools, Leduc Rec Centre, shopping amenities, Telford Lake trails, and the off-leash park!

Built in 1974

### **Essential Information**

MLS® #	E4461700
Price	\$365,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,089
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4411 42b Avenue
Area	Leduc
Subdivision	South Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4R2

### **Amenities**

Amenities	Hot Water Natural Gas, Vinyl Windows
Parking	Front Drive Access, No Garage, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Fenced, Flat Site, Paved Lane, Playground Nearby, Schools
Roof	Asphalt Shingles

Construction Wood, Stucco, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary East Elementary/Notre Dame  
Middle Leduc Junior/Father Leduc  
High Leduc Comp/Christ the King

### **Additional Information**

Date Listed October 10th, 2025  
Days on Market 17  
Zoning Zone 81

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