

## \$469,000 - 4106 42b Avenue, Leduc

MLS® #E4430029

**\$469,000**

4 Bedroom, 2.00 Bathroom, 1,205 sqft  
Single Family on 0.00 Acres

South Park, Leduc, AB

**YOU WILL LOVE YOUR NEW HOME.**

Absolutely gorgeous fully renovated home.

Nothing to do but move in and enjoy. Main level has been turned into an open concept giving it a contemporary spacious feel.

Updating includes windows, shingles, laminate flooring, carpet, trim, interior and exterior doors, bathrooms and more. Attractive kitchen renovation has function and style, stainless steel appliances including gas stove. Lots of space in dining area for big family gatherings and patio door to deck. 3rd level features family room with fireplace and built in shelves on either side, den, 3 pc bath and access to garage. Upstairs has 4 pc main bath, 3 bedrooms including large master with door to main bath. Basement has big rec room, laundry / utility room and storage. Triple attached garage with radiant heat, high ceilings, new doors, lots of cupboards and shelves. Huge driveway and RV parking.

Built in 1978

### Essential Information

MLS® #	E4430029
Price	\$469,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,205
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	4106 42b Avenue
Area	Leduc
Subdivision	South Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4S8

### **Amenities**

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home
Parking Spaces	6
Parking	Triple Garage Attached

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Notre Dame
Middle	Leduc Jr. Hgh
High	Leduc Composite

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	9
Zoning	Zone 81

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Listing information last updated on April 19th, 2025 at 4:17am MDT