

## \$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 | 11               |
| Zoning         | Zone 81          |

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Listing information last updated on April 21st, 2025 at 7:47pm MDT