

Courtesy Of Jacqueline Fraser Of Grassroots Realty Group

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

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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! Youâ€™ll love the charm of 4411 42B Ave, set on a unique semi-pie corner lot with a truly private yard. At 5193 sqft, thereâ€™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, youâ€™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 locationâ€™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, 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                11  
Zoning                              Zone 81

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