

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! 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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