

Courtesy Of Kevin B Doyle Of RE/MAX Elite

## \$439,900 - 4204 42 Avenue, Leduc

MLS® #E4457135

**\$439,900**

4 Bedroom, 2.00 Bathroom, 1,039 sqft  
Single Family on 0.00 Acres

South Park, Leduc, AB

24' X 24' HEATED GARAGE! TERRIFIC YARD! TASTEFULLY UPDATED! This 1039 sq ft 4 bed, 2 bath bi-level combines homey, warm vibes with tasteful modern touches! Classic main floor design, w/ upgraded lighting & large windows for ample natural light. Spacious living room w/ laminate flooring leads to your gorgeous kitchen! Ceramic tile, quality soft close wood cabinetry, undermount lighting, granite countertops, & S/S appliances. 2 large bedrooms upstairs, 4 pce bath, & rear access to the backyard. The basement is fully finished, w/ 2 bedrooms, 3 pce bathroom, laundry, & storage space. Newer plank flooring, paint; great play space for the kids or home office! Newer vinyl windows in most rooms too! The backyard is a dream! Massive 2 tier composite deck w/ natural gas line; perfect for summer BBQs, patio visits & suntanning! Nicely landscaped w/ chainlink fence, sod, firepit, dog run & gate access for RV parking if desired. 24' x 24' heated garage, hot tub wires ready; a stellar location & package; a must see!

Built in 1976

### Essential Information

MLS® #	E4457135
Price	\$439,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,039
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	4204 42 Avenue
Area	Leduc
Subdivision	South Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4S1

### **Amenities**

Amenities	Deck, R.V. Storage
Parking	Double Garage Detached, Heated, Over Sized, RV Parking

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

## Additional Information

Date Listed September 10th, 2025

Days on Market 53

Zoning Zone 81

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Listing information last updated on November 2nd, 2025 at 2:17am MST