

## \$434,999 - 4402 42b Avenue, Leduc

MLS® #E4459114

**\$434,999**

6 Bedroom, 3.00 Bathroom, 1,328 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

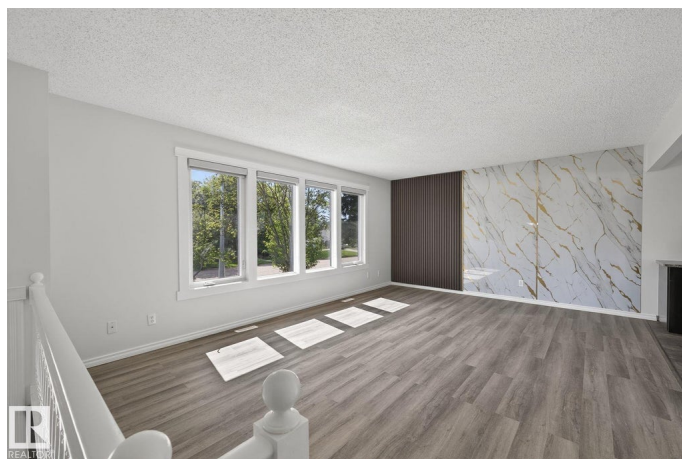
Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Sophisticated Space Meets Endless Potential - Welcome to This renovated 6-Bedroom Bi-Level in Leduc is Ideal for Families or Investors. It offers space, style, and versatility with 6 bedrooms and 3 full bathrooms – perfect for a large family, investment property or rental property. Enjoy peace of mind with a brand-new roof(2025), Brand new triple pane windows(2025), and new siding(2025). Inside the home features new kitchen appliances(2025), fresh paint(2025), zebra blinds(2025), modern flooring(2025), updated lighting(2025), closet doors, and a bright functional layout. The main level includes 3 spacious bedrooms, including a primary with ensuite, while the fully finished lower level offers 3 more bedrooms, a full bath, and a spacious rec room. With Central Air Condition, High efficiency furnace much more. The backyard has plenty of space for entertaining, and back alley access.

Built in 1976

### Essential Information

MLS® # E4459114

Price \$434,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,328                  |
| Acres          | 0.00                   |
| Year Built     | 1976                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4402 42b Avenue |
| Area        | Leduc           |
| Subdivision | South Park      |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 4R9         |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Deck, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2                                                                                            |
| Parking        | Rear Drive Access                                                                            |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                          |
| Stories           | 2                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Full, Finished                                                                                                                     |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Composition, Stucco                                |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingles                                         |

|              |                           |
|--------------|---------------------------|
| Construction | Wood, Composition, Stucco |
| Foundation   | Concrete Perimeter        |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 30                   |
| Zoning         | Zone 81              |

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Listing information last updated on October 23rd, 2025 at 4:02am MDT