

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 | 30                   |
| Zoning         | Zone 81              |

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Listing information last updated on October 10th, 2025 at 12:32pm MDT