

## \$454,899 - 4402 42b Avenue, Leduc

MLS® #E4459114

**\$454,899**

6 Bedroom, 3.00 Bathroom, 1,328 sqft  
Single Family on 0.00 Acres

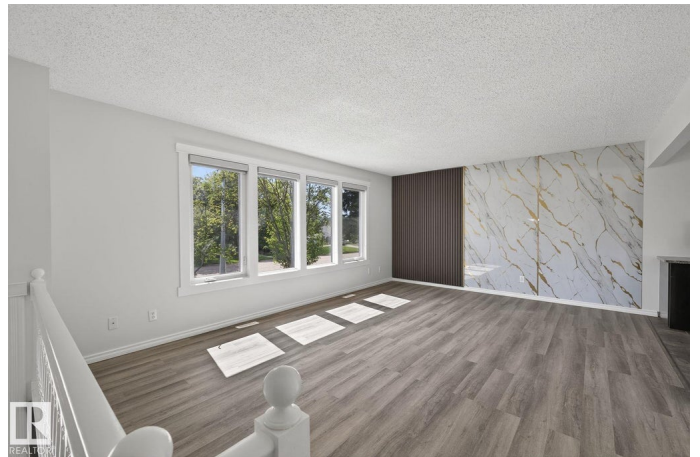
South Park, Leduc, AB

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	\$454,899



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	1
Zoning	Zone 81

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Listing information last updated on September 23rd, 2025 at 9:47pm MDT