

\$450,000 - 4204 42 Avenue, Leduc

MLS® #E4457135

\$450,000

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 \$450,000



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 7
Zoning Zone 81

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