

## \$464,900 - 4402 42b Avenue, Leduc

MLS® #E4454486

### \$464,900

6 Bedroom, 3.00 Bathroom, 1,328 sqft

Single Family on 0.00 Acres

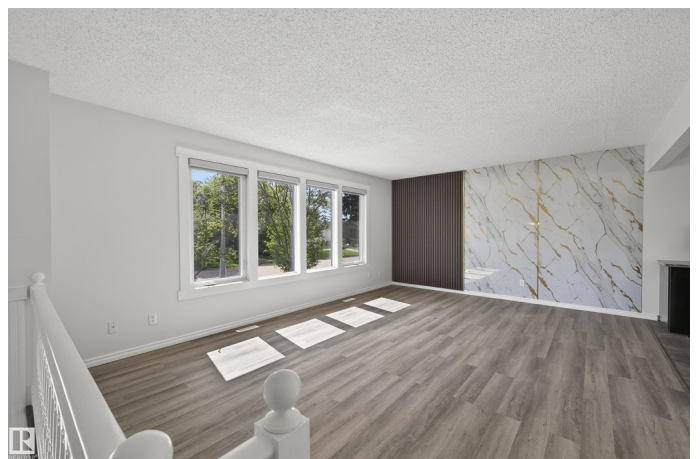
South Park, Leduc, AB

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 or investment property. Enjoy peace of mind with a brand-new roof, triple pane windows, and new siding. Inside the home features new kitchen appliances, fresh paint, zebra blinds, modern flooring, updated lighting, 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. The backyard has plenty of space for entertaining, and back alley access. Located in a family-friendly neighborhood close to the International Airport, schools, parks, and amenities, this move-in ready home is a rare find with income potential or room for multi-generational living.

Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454486  |
| Price          | \$464,900 |
| 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 | On Street Parking, Air Conditioner, Deck, No Animal Home, No Smoking Home |
| Parking   | Front/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, Stucco                                                                             |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Landscaped, No Through Road, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Stucco                                                                             |
| Foundation        | Concrete Perimeter                                                                       |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 23rd, 2025 |
|-------------|-------------------|

Days on Market 22

Zoning Zone 81

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Listing information last updated on September 14th, 2025 at 2:32am MDT