

\$448,700 - 4402 42b Avenue, Leduc

MLS® #E4459114

\$448,700

6 Bedroom, 3.00 Bathroom, 1,328 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

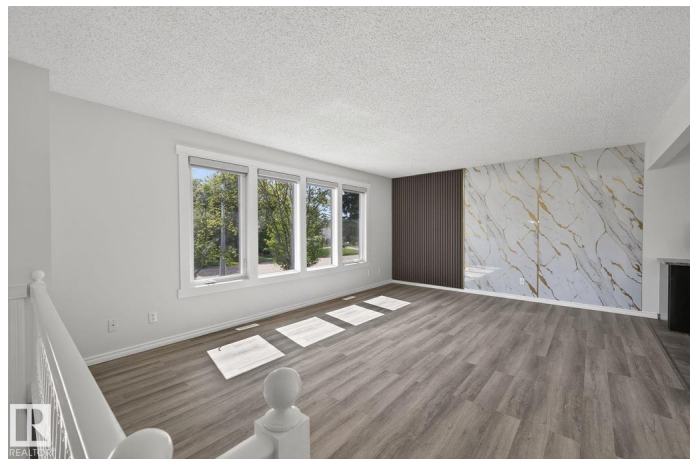
Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Sophisticated Space Meets Endless Potential - Welcome to This renovated 6-Bedroom Bi-Level in Leduc is Ideal for Families or Investors. It offers space, style, and versatility with 6 bedrooms and 3 full bathrooms – 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 \$448,700



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	10
Zoning	Zone 81

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Listing information last updated on October 3rd, 2025 at 9:17am MDT