

# \$365,000 - 4411 42b Av, Leduc

MLS® #E4461700

## \$365,000

4 Bedroom, 3.00 Bathroom, 1,089 sqft

Single Family on 0.12 Acres

South Park, Leduc, Alberta

Incredible value in this beautifully updated bungalow in Leduc! Youâ€™ll love the charm of 4411 42B Ave, set on a unique semi-pie corner lot with a truly private yard. At 5193 sqft, thereâ€™s space for RV parking and even a future garage, with access from both the road and laneway. Updates include shingles, soffits, fascia, siding, vinyl windows, bathrooms, flooring, high-efficiency furnace (2019) and newer appliances. It's move-in ready at a price that leaves room to make it your own! Inside, youâ€™ll find 3 bedrooms upstairs, a full bath & a half ensuite; large open living room + dining room at the front of the home and kitchen + eating nook. The separate back entry has a concrete walkway that leads to the fenced in yard, including patio/pergola, garden beds, shed, & plenty of yard left. The finished basement adds more cozy living/rec space with a full bath and room. Fantastic locationâ€™steps to both public & catholic schools, Leduc Rec Centre, shopping amenities, Telford Lake trails, and the off-leash park! (id:6289)

Built in 1974

## Essential Information

Listing #	E4461700
Price	\$365,000
Bedrooms	4
Bathrooms	3.00



Half Baths	1
Square Footage	1,089
Acres	0.12
Year Built	1974
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	4411 42b Av
Subdivision	South Park
City	Leduc
Province	Alberta
Postal Code	T9E4R2

### Amenities

Amenities	Airport, Playground, Schools, Vinyl Windows
Features	Corner Site, Flat site, Paved lane
Parking	No Garage, RV

### Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer
Heating	Forced air
# of Stories	1
Has Basement	Yes

### Listing Details

Listing Office	Grassroots Realty Group
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