

\$489,900 - 4402 42b Avenue, Leduc

MLS® #E4454486

\$489,900

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

South Park, Leduc, AB

Renovated 6-Bedroom Bi-Level in Leduc. Ideal for Families or Investors. This beautifully updated bi-level in Leduc 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 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	\$489,900
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 11

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 3rd, 2025 at 5:32am MDT