# \$375,000 - 4209 41b Street, Leduc

MLS® #E4429956

### \$375.000

4 Bedroom, 1.50 Bathroom, 1,081 sqft Single Family on 0.00 Acres

South Park, Leduc, AB

**GREAT LOCATION! LARGE YARD! PLENTY** OF UPDATES! This 1081 sq ft 4 bed, 1.5 bath bungalow is ideal for your first home or downsizing into retirement. Newer shingles, siding, windows, doors, high efficiency furnace, hot water tank, carpet, paint, & more! Traditional living room / spacious dining room w/ ample natural light and hardwood flooring leads into the L shaped kitchen w/ tile flooring, updated laminate countertops & white cabinets, newer oven & dishwasher, & pantry space. Refreshed 4 pce bath, 3 bedrooms up inc the primary bed w/ 2 pce ensuite. The basement is finished with a large 4th bedroom, good sized rec room / play space for the kids, and tons of storage in the laundry room. Wonderfully sized backyard; ideal for summer bonfires, gardens, or let the children roam with the playset! Large shed for storage or relocate to build your dream garage. Located on a quiet street w/ mature trees & steps to the LRC, playgrounds & Notre Dame School make it a terrific home to enjoy this spring!



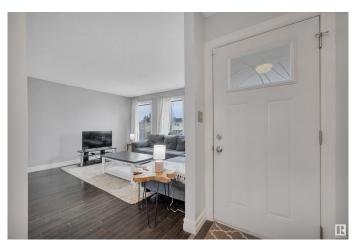
## **Essential Information**

MLS® # E4429956 Price \$375,000

Bedrooms 4







Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,081

Acres 0.00

Year Built 1977

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 4209 41b Street

Area Leduc

Subdivision South Park

City Leduc

County ALBERTA

Province AB

Postal Code T9E 4S5

## **Amenities**

Amenities Hot Water Natural Gas, Vinyl Windows

Parking Front Drive Access

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan,

Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Metal, Stucco

Exterior Features Airport Nearby, Fenced, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Metal, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 9th, 2025

Days on Market 12

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 April 21st, 2025 at 4:17pm MDT