

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

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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!



Built in 1977

### **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                22

Zoning                            Zone 81

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Listing information last updated on May 1st, 2025 at 3:47pm MDT