

## \$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!

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                21

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 30th, 2025 at 8:17pm MDT