

## \$449,900 - 4214 42 Street, Leduc

MLS® #E4460828

**\$449,900**

5 Bedroom, 3.00 Bathroom, 1,286 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

Searching for a good sized home with plenty of upgrades? This 1285 sq ft 5 bed, 3 bath bilevel has been well cared for & ideal for those looking for space to grow! Classic open concept layout w/ living room wall removed for a modern feel, it unites the large living / dining / kitchen space; great for entertaining! Chef's kitchen w/ newer stainless steel appliances, gas stove, & big island for meal prep. Carpet & lino, pot lighting, vinyl windows, A/C. Upstairs brings 3 bedrooms including the primary bed w/ 2 pce ensuite. 4 pce bath & linen storage. The basement is the ideal rec room, w/ wet bar, games area, 2 bedrooms, 3 pce bath, and finished laundry room. Vinyl plank flooring, ceramic tile, & above grade windows for amazing natural light! The backyard is home to the wood deck, 2 terrific sheds, & 24' x 24' garage for tinkering. Located blocks to the LRC, playgrounds, and schools; location cant be beat. A wonderful home!

Built in 1976

### Essential Information

MLS® #	E4460828
Price	\$449,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3



Square Footage	1,286
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	4214 42 Street
Area	Leduc
Subdivision	South Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4S3

### **Amenities**

Amenities	Air Conditioner, Deck, Vinyl Windows, Wet Bar
Parking	Double Garage Detached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed           October 2nd, 2025  
Days on Market       3  
Zoning                Zone 81

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Listing information last updated on October 5th, 2025 at 3:17am MDT