



## 4119 42B Avenue Leduc AB

\$549,900

Charming, MOVE IN READY and UPDATED BUNGALOW in SOUTH PARK, Leduc offers the perfect blend of comfort and convenience! Inside you are greeted with MAPLE HARDWOOD throughout the main. With 3 SPACIOUS BEDROOMS on the upper floor and an additional bedroom in the FULLY FINISHED BASEMENT, this home is ideal for families or those who love extra space. Enjoy the peace of mind that comes with newer windows on the main floor, letting in plenty of natural light. STUNNING & UPGRADED KITCHEN WITH CHERRY CABINETS, QUARTZ COUNTERTOPS and an ISLAND welcomes you and your guests. Step outside to your SOUTH WEST FACING, BACKYARD OASIS, which backs onto beautiful green space / playground. The DOUBLE DETACHED GARAGE with LONG DRIVEWAY provides ample parking. Situated in the peaceful neighborhood of SOUTH PARK, this home is a must-see! Quick and easy access to the Leduc Rec Center, Telford Lake Trails and a quick commute to downtown and Highway 2. Enjoy city living in a QUIET and FAMILY FRIENDLY neighborhood.

Listing Presented By:



Originally Listed by:  
YEGPro Realty

dona@vreteamyeg.com



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net