



## Leduc Alberta

\$365,000

Incredible value in this beautifully updated bungalow in Leduc! You'll love the charm of 4411 42B Ave, set on a unique semi-pie corner lot with a truly private yard. At 5193 sqft, there's space for RV parking and even a future garage, with access from both the road and laneway. Updates include shingles, soffits, fascia, siding, vinyl windows, bathrooms, flooring, high-efficiency furnace (2019) and newer appliances. It's move-in ready at a price that leaves room to make it your own! Inside, you'll find 3 bedrooms upstairs, a full bath & a half ensuite; large open living room + dining room at the front of the home and kitchen + eating nook. The separate back entry has a concrete walkway that leads to the fenced in yard, including patio/pergola, garden beds, shed, & plenty of yard left. The finished basement adds more cozy living/rec space with a full bath and room. Fantastic location—steps to both public & catholic schools, Leduc Rec Centre, shopping amenities, Telford Lake trails, and the off-leash park! (id:6769)

Bedroom 4 3.6 m X 2.7 m

Recreation room 7.17 m X 8.65 m

Laundry room 3.27 m X 3.78 m

Living room 4.26 m X 4.38 m

Dining room 2.17 m X 3.39 m

Kitchen 3.07 m X 2.5 m

Family room 4.26 m X 4.38 m

Primary Bedroom 3.55 m X 3.69 m

Bedroom 2 2.71 m X 2.73 m

Bedroom 3 2.71 m X 2.74 m

Breakfast 3.08 m X 3.07 m

Listing Presented By:



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