



## 4109 46 Street Leduc AB

\$319,900

Welcome to this well-maintained home in South Park, ideal for first-time buyers looking to add their personal touch. This property offers 3 bedrooms, 1 full bath with a new tiled tub surround, and a 2-piece ensuite in the primary bedroom featuring double closets. The kitchen has plenty of storage, a built-in dishwasher, and flows into a spacious dining and living area, making it perfect for entertaining. The finished basement includes a large rec room with extra storage space in the laundry/furnace room. Outside, enjoy a fully fenced yard with mature trees, a patio area, a double detached garage, and potential RV parking with a double gate for easy access. Recent upgrades include new shingles on home done in 2016, furnace and hot water tank replaced in 2020, and kitchen cabinet refacing in 2020. This home is close to multiple schools, making it a great place to raise a family. Don't miss the opportunity to see all the potential this property has to offer!

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

[justin@soldinthepark.com](mailto:justin@soldinthepark.com)

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)