

## \$388,800 - 4106 46 Street, Leduc

MLS® #E4425019

**\$388,800**

4 Bedroom, 2.50 Bathroom, 1,141 sqft  
Single Family on 0.00 Acres

South Park, Leduc, AB

Charming 1970s Home in Desirable South Park Location, Leduc Welcome to this charming home, located in the highly sought-after South Park area of Leduc! This spacious 3-bedroom, 2.5-bathroom property offers the perfect blend of retro character and modern updates. As you enter, you'll be greeted by a bright and inviting main level featuring a large living area, ideal for family gatherings. The home boasts a fully finished basement, complete with a cozy family room—perfect for relaxing or entertaining. Upstairs, you'll find three generously-sized bedrooms, including a master with its own convenient 2-piece ensuite. Recent upgrades throughout the home ensure comfort and style, including fresh finishes and a modernized kitchen and bathrooms. Outside, the oversized double detached garage provides ample space for vehicles and storage. The beautifully landscaped yard is enhanced by mature fruit trees, adding charm and privacy to the outdoor space. Plus, the home boasts new shingles installed few years ago

Built in 1973

### Essential Information

MLS® # E4425019

Price \$388,800



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,141
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4106 46 Street
Area	Leduc
Subdivision	South Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4Z2

### **Amenities**

Amenities	Deck
Parking	Double Garage Detached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 11th, 2025

Days on Market      3

Zoning                Zone 81

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