

## \$439,900 - 4229 39 Avenue, Leduc

MLS® #E4444066

**\$439,900**

4 Bedroom, 3.00 Bathroom, 1,324 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

Updated bungalow with a 24' x 24' detached garage and great curb appeal! Inside, you'll find modern laminate throughout the main floor and a spacious layout. The large living room with a cozy fireplace opens to the dining area, perfect for entertaining. The kitchen is private yet functional, featuring white painted cabinets, updated countertops, and patio doors to the deck. There are 3 bedrooms on the main floor, including a primary with a 4-piece ensuite, plus a full main bathroom and convenient main floor laundry. The fully finished basement offers newer carpet, a large open space for a family room and games area, a 4th bedroom, and another full bath. Enjoy summer evenings on the two-tiered deck in the fenced yard. Additional updates include a newer hot water tank, furnace replaced in 2023, and shingles replaced in 2022. A great home in a great location!

Built in 1979

### Essential Information

MLS® #	E4444066
Price	\$439,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,324



Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4229 39 Avenue
Area	Leduc
Subdivision	South Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4X4

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 24th, 2025
Days on Market	3

## Zoning

## Zone 81

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Listing information last updated on June 27th, 2025 at 6:47am MDT