

## \$459,900 - 4103 46 Street, Leduc

MLS® #E4456196

**\$459,900**

4 Bedroom, 2.50 Bathroom, 1,240 sqft  
Single Family on 0.00 Acres

South Park, Leduc, AB

Home is located South Park, which is one of Leduc's most desirable neighbourhoods. This stunning bungalow has a beautiful kitchen with quartz counter tops, eating bar, and large pantry. The living room and dinning area is spacious, bright, with vinyl flooring through out the main floor and basement. The main floor has a master bedroom with a 2 piece ensuite, and there are 2 additional bedrooms. The basement offer a 4th bedroom with a huge walk-in closet and has access to a 4 piece bathroom. There is also a spacious office/craft room. Family room is open and has loads of potential for your own personal setup. Substantial Renovations in 2020 inside and out. New kitchen, 3 new bathrooms, Vinyl plank flooring, interior doors, plumbing and electrical, furnace and HWT, stainless appliances, and asphalt shingles on house and garage. The back yard is cozy, low maintenance and fenced with a double detached garage. Property is close to schools, airport, shopping, golf and Leduc Recreation Centre.

Built in 1973

### Essential Information

MLS® #	E4456196
Price	\$459,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,240
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4103 46 Street
Area	Leduc
Subdivision	South Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4Z2

### Amenities

Amenities	Vinyl Windows
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, Schools
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 4th, 2025
Days on Market	4
Zoning	Zone 81

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