

\$389,900 - 4017 43b Avenue, Leduc

MLS® #E4433037

\$389,900

3 Bedroom, 2.00 Bathroom, 997 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

Fully renovated! Entry-level single-family home in South Park, will be perfect for a young family! Right next to Leduc Recreation Center and Dog park. This property offers a cul-de-sac location for kids to play in, plus a large pie shaped fenced yard including space for a garden or dog run and an oversized 21x27 double garage for your truck. This air conditioned 4-level split is completed on all 4 levels providing over 1900sqft of living space with 3 bedroom and a 5pc bath on the top level, sprawling living room/dining room on main, renovated eat it kitchen, lower level with a massive family room with 3pc bathroom, basement level complete with storage, laundry and another flex place. The home has a new roof and hot water tank. For those buyers wanting a large yard and garage and spacious home for an affordable price this is the one at \$389,900

Built in 1981

Essential Information

MLS® #	E4433037
Price	\$389,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	997



Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	4017 43b Avenue
Area	Leduc
Subdivision	South Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4V2

Amenities

Amenities	See Remarks
Parking Spaces	5
Parking	Double Garage Detached, Over Sized

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 26th, 2025
-------------	------------------

Days on Market 3

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 29th, 2025 at 11:47am MDT