

## \$449,000 - 4102 43a Avenue, Leduc

MLS® #E4430234

**\$449,000**

4 Bedroom, 1.50 Bathroom, 1,728 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

This 1728 sq/ft Home with a Double Detached Garage is situated on a Mature Lot In South Park and is Walking Distance to The Leduc Recreation Center. This Split Level home had New Shingles installed in 2023. Inside The Main Level hosts the Dining Room, Spacious Living Room, and Kitchen with patio access to the Covered Deck that overlooks the Fenced Backyard. The Upper level hosts 3 Bedrooms, and a 4 Piece Bathroom. The Lower Level has a Family Room, Another Bedroom, and a 2 Piece Bathroom with Laundry inside. The Basement has another Washer, Utility Room, and Extra storage. The Detached Garage has 220 Power, Insulated Walls, Upgraded LED Lights, and a Huge Cement Parking Pad in front.

Built in 1978

### Essential Information

MLS® #	E4430234
Price	\$449,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,728
Acres	0.00



Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	4102 43a Avenue
Area	Leduc
Subdivision	South Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6Z6

### **Amenities**

Amenities	Deck, Parking-Extra, R.V. Storage, See Remarks, Natural Gas BBQ Hookup
Parking	220 Volt Wiring, Double Garage Detached, Double Indoor, Front Drive Access, Parking Pad Cement/Paved, See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior	Wood, Brick, Metal
Exterior Features	Airport Nearby, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Schools, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 10th, 2025  
Days on Market      38  
Zoning                Zone 81

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