

## \$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
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Days on Market 4

Zoning Zone 81

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Listing information last updated on April 30th, 2025 at 11:32am MDT