

\$384,900 - 4013 43b Ave, Leduc

MLS® #E4435805

\$384,900

4 Bedroom, 2.00 Bathroom, 1,000 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

Looking for a Home close to all the Amenities, you found it! Located in South Park and in a mature quiet Crescent this 4 Level Split has 4 Bedrooms & 2 bathrooms. The top floor has 3 bedrooms and a 4 piece bathroom. On the main floor you have your Kitchen, Dining Area and Living Room with lots of natural light coming through the windows. The next level you will find a nicely finished Family room with a gas Fireplace for those relaxing nights plus the 4th Bedroom, a 3 piece bathroom and the laundry. The basement level is unfinished with the furnace area and lots of space for storage or to design as you would like. Head outside to the Awesome oversized 25x30 heated and fully finished garage. The backyard is fenced with an area for your fire pit for those nice summer nights. It's worth a Look you won't be disappointed.

Built in 1981

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4435805 |
| Price | \$384,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,000 |
| Acres | 0.00 |



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

Community Information

| | |
|-------------|--------------|
| Address | 4013 43b Ave |
| Area | Leduc |
| Subdivision | South Park |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 4V2 |

Amenities

| | |
|-----------|---|
| Amenities | Deck, Detectors Smoke, Exterior Walls- 2"x6" |
| Parking | Double Garage Detached, Front Drive Access, Heated, Insulated |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplaces | Freestanding |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Cul-De-Sac, Fenced, Low Maintenance Landscape, No Back Lane, No Through Road, Public Swimming Pool, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 10th, 2025 |
| Days on Market | 4 |

Zoning

Zone 81

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Listing information last updated on May 14th, 2025 at 7:47pm MDT