

\$350,000 - 4114 43b Avenue, Leduc

MLS® #E4458570

\$350,000

3 Bedroom, 2.50 Bathroom, 1,134 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

Filled with natural sunlight and charm, this 1135 sq ft corner lot home offers the perfect mix of comfort & functionality. The spacious kitchen provides plenty of counter space & cabinets, while large southwest-facing windows brighten the living areas. The primary bedroom is generous with a private 3 piece ensuite, complemented by two additional bedrooms with ample closet space. The partially finished basement offers endless potential to design the space to your needs. Windows have been updated to vinyl and the shingles on the house were replaced just last year, two major updates taken care of already! Outside, enjoy a private patio and backyard and oversized heated double detached garage, ideal for car enthusiasts, with a work bench & steel beam perfect for use as a hoist. Ideally located across from the Leduc Recreation Centre and pool and steps from William Lede Park with sports fields, playgrounds, dog parks, trails, and picnic areas, this home delivers comfort, convenience, and lifestyle all in one.

Built in 1982

Essential Information

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Price \$350,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,134
Acres	0.00
Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4114 43b Avenue
Area	Leduc
Subdivision	South Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4T7

Amenities

Amenities	Vinyl Windows
Parking	Double Garage Detached, Heated, Over Sized

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Fenced, Flat Site, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	East Elementary School
Middle	Ecole Leduc Junior High
High	Leduc Composite High

Additional Information

Date Listed	September 19th, 2025
Days on Market	37
Zoning	Zone 81

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