

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

MLS® #E4433037

**\$389,900**

3 Bedroom, 2.00 Bathroom, 997 sqft

Single Family on 0.00 Acres

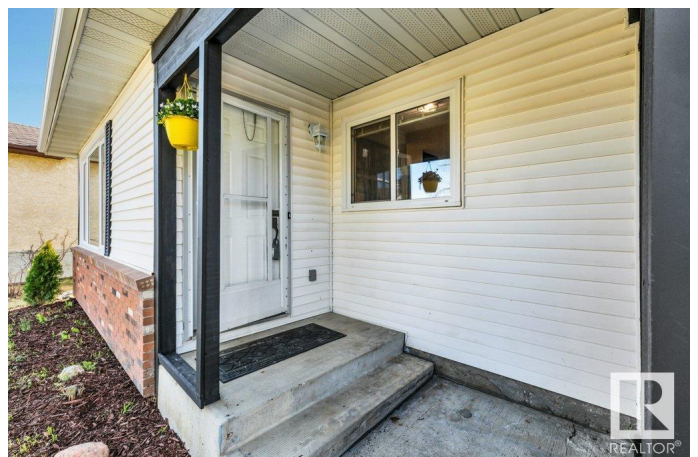
South Park, Leduc, AB

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 5

Zoning Zone 81

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Listing information last updated on May 1st, 2025 at 6:17pm MDT