

# \$309,900 - 3913 39 Avenue, Leduc

MLS® #E4447453

**\$309,900**

4 Bedroom, 2.50 Bathroom, 1,109 sqft  
Single Family on 0.00 Acres

South Park, Leduc, AB

**BUILD EQUITY NOW.** Investor Alert in South Park, Leduc! This bungalow sits on a massive lot with endless potential. Featuring a double detached garage, long driveway with RV parking, and a south-facing backyard, the outdoor space is a rare find. The covered patio with a concrete base is perfect for future entertaining. Inside, this home is a true fixer-upper and ready for your vision. With 3 bedrooms, 2.5 bathrooms, and a partially finished basement with another 3pc bathroom and room, there's a great foundation to build from. Ideal for investors, flippers, or a handy first-time buyer ready to build equity. Located in a mature, sought-after neighbourhood close to schools, parks, and all amenities. Whether you're looking to renovate and flip, or personalize and call it home, this property offers the space and location to make it happen. Bring your toolbox and imagination—this South Park opportunity won't last long!

Built in 1980

## Essential Information

MLS® #	E4447453
Price	\$309,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,109
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3913 39 Avenue
Area	Leduc
Subdivision	South Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4W7

### Amenities

Amenities	Off Street Parking, On Street Parking, Parking-Extra, Parking-Visitor, Patio, R.V. Storage, Secured Parking
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Private Setting, Public Swimming

Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Notre Dame
Middle	Leduc Jr High
High	Leduc Composite High

### Additional Information

Date Listed	July 12th, 2025
Days on Market	3
Zoning	Zone 81

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Listing information last updated on July 14th, 2025 at 10:32pm MDT