

## **\$375,000 - 4114 43b Avenue, Leduc**

MLS® #E4458570

**\$375,000**

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 and functionality. The spacious kitchen provides plenty of counter space and cabinets, while large southwest-facing windows brighten the living areas. The primary bedroom is generous with a private ensuite, complemented by two additional bedrooms with ample closet space. A full unfinished basement offers endless potential to design the space to your needs. Light wood tones with laminate and ceramic tile add warmth throughout. Outside, enjoy a private patio and backyard, along with an oversized heated double detached garage for vehicles, storage, or hobbies. 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**

MLS® #	E4458570
Price	\$375,000
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, Unfinished

### 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
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Zoning	Zone 81
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Listing information last updated on September 19th, 2025 at 3:48pm MDT