

\$429,900 - 4016 39 Street, Leduc

MLS® #E4463913

\$429,900

5 Bedroom, 2.50 Bathroom, 1,725 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

Spacious Family Home with Large Backyard, Backing onto Greenspace! 1,725 sqft 2 storey w/ unique layout, perfectly located in a family-friendly neighbourhood – just steps from the rec center, ball diamonds, school, dog park, & more! Inside, you’ll find a bright and welcoming layout w/ formal living & dining rooms, kitchen featuring plenty of cabinetry & gleaming granite countertops, & a spacious family room w/ wood-burning FP & access to the backyard. With 5 total bedrooms – 3 upstairs, 1 main, & 1 lower level – there’s space for everyone. The recreation room downstairs offers plenty of room to play, plus there are huge storage areas for all your extras. Enjoy the convenience of main floor laundry & an attached double garage. Step outside to a large fenced yard backing onto a playground – perfect for families & pets alike! Updates include newer vinyl windows, & shingles. Copper plumbing. A well-maintained, move-in ready home in a prime family location – this one has it all!

Built in 1981

Essential Information

MLS® # E4463913

Price \$429,900

Bedrooms 5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,725
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4016 39 Street
Area	Leduc
Subdivision	South Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4V8

Amenities

Amenities	No Smoking Home, Patio, Vinyl Windows, Wall Unit-Built-In
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby,

Public Swimming Pool, Public Transportation, Recreation Use, Schools,
Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 29th, 2025
Days on Market	6
Zoning	Zone 81

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