

# \$449,000 - 4102 43a Avenue, Leduc

MLS® #E4430234

## \$449,000

4 Bedroom, 1.50 Bathroom, 1,728 sqft  
Single Family on 0.00 Acres

South Park, Leduc, AB

This 1728 sq/ft Home with a Double Detached Garage is situated on a Mature Lot In South Park and is Walking Distance to The Leduc Recreation Center. This Split Level home had New Shingles installed in 2023. Inside The Main Level hosts the Dining Room, Spacious Living Room, and Kitchen with patio access to the Covered Deck that overlooks the Fenced Backyard. The Upper level hosts 3 Bedrooms, and a 4 Piece Bathroom. The Lower Level has a Family Room, Another Bedroom, and a 2 Piece Bathroom with Laundry inside. The Basement has another Washer, Utility Room, and Extra storage. The Detached Garage has 220 Power, Insulated Walls, Upgraded LED Lights, and a Huge Cement Parking Pad in front.

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430234  |
| Price          | \$449,000 |
| Bedrooms       | 4         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,728     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1978                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 4102 43a Avenue |
| Area        | Leduc           |
| Subdivision | South Park      |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 6Z6         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Deck, Parking-Extra, R.V. Storage, See Remarks, Natural Gas BBQ Hookup  |
| Parking   | 220 Volt Wiring, Double Garage Detached, Double Indoor, Front Drive Access, Parking Pad Cement/Paved, See Remarks |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings, Washers-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Brick Facing   |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Partial, Partially Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Metal   |
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Schools, Treed Lot, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Metal   |
| Foundation        | Concrete Perimeter   |

## Additional Information

Date Listed April 10th, 2025

Days on Market 12

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 22nd, 2025 at 9:47am MDT