

\$389,900 - 4112 South Park Drive, Leduc

MLS® #E4434885

\$389,900

3 Bedroom, 1.50 Bathroom, 1,100 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

SOUTH PARK Prime LOCATION. WELL maintained 1340 sq. ft. of **FINISHED** living space in this 3 level split home. **DOUBLE DETACHED GARAGE** (23'6" x 21'6") 504.8 sq. ft., (heated, insulated). RV Parking, extra parking pad and a gate that opens to back yard. **PAVED BACK LANE. NEW ROOF BEING INSTALLED ON HOUSE MAY 12/13th.** Garage roof done (2011) Main level has a spacious living room, dining room, kitchen (Stove 2021), with direct access to West facing backyard, patio and fire pit. Upper level has 3 bedrooms and a 4 piece bath. Lower level with large windows and a room that can be used as a Recreation/Family Room or a 4th bedroom and a 2 piece bath. Laundry and utilities, as well as access to **LARGE CRAWL** space for extra storage. HWT (2017), Furnace (2011). **VINYL** windows main and upper level. Close to Schools, Parks, Leduc Rec Centre, William Lede Park with an abundance of walking trails and a **DOG** park. **LOADS** of front access **PARKING** also.

Built in 1973

Essential Information

| | |
|----------|-----------|
| MLS® # | E4434885 |
| Price | \$389,900 |
| Bedrooms | 3 |



| | |
|----------------|------------------------|
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,100 |
| Acres | 0.00 |
| Year Built | 1973 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 3 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 4112 South Park Drive |
| Area | Leduc |
| Subdivision | South Park |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 4Z4 |

Amenities

| | |
|-----------|--|
| Amenities | Crawl Space, Detectors Smoke, Fire Pit, No Animal Home, No Smoking Home, R.V. Storage, Vinyl Windows |
| Parking | Double Garage Detached, Heated, Insulated, RV Parking |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|---------------------|
| Construction | Wood, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 5 |
| Zoning | Zone 81 |

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Listing information last updated on May 12th, 2025 at 11:47am MDT