

## \$350,000 - 4114 43b Avenue, Leduc

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MLS® #E4458570

### \$350,000

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 & functionality. The spacious kitchen provides plenty of counter space & cabinets, while large southwest-facing windows brighten the living areas. The primary bedroom is generous with a private 3 piece ensuite, complemented by two additional bedrooms with ample closet space. The partially finished basement offers endless potential to design the space to your needs. Windows have been updated to vinyl and the shingles on the house were replaced just last year, two major updates taken care of already! Outside, enjoy a private patio and backyard and oversized heated double detached garage, ideal for car enthusiasts, with a work bench & steel beam perfect for use as a hoist. 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 \$350,000



|                |                        |
|----------------|------------------------|
| 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, Partially Finished                                                   |

### 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 |
| Days on Market | 47                   |
| Zoning         | Zone 81              |

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