

## **\$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 5:17am MDT