

## \$465,000 - 41 South Park Drive, Leduc

MLS® #E4431128

**\$465,000**

4 Bedroom, 2.50 Bathroom, 1,171 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

Beautifully maintained, 4 bed 3 bath bi-level home in the quiet community of South Park! This is a great family home, with ample room upstairs featuring a generous eat-in kitchen, dining room and living room, and a fully finished basement featuring a rec-room and lots of storage space. The home also has a beautiful back yard with a detached 2 car garage, and a shed! From your private deck, you can watch the kids play in the yard, or in the park on the other side of the fence! The location doesn't get much better - with just a short walk to schools, playgrounds and the Leduc Recreation Centre!

Built in 1978

### Essential Information

MLS® #	E4431128
Price	\$465,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,171
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family



Style	Bi-Level
Status	Active

### Community Information

Address	41 South Park Drive
Area	Leduc
Subdivision	South Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4X2

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 16th, 2025
Days on Market	12
Zoning	Zone 81

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