# **\$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!



#### **Essential Information**

MLS® # E4431128 Price \$465,000

Bedrooms 4

Bathrooms 2.50

Full Baths 2

Half Baths 1

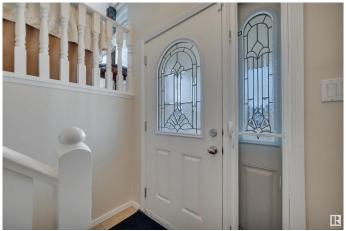
Square Footage 1,171

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 16

Zoning Zone 81

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