

## \$439,900 - 4102 43a Avenue, Leduc

MLS® #E4454954

**\$439,900**

4 Bedroom, 1.50 Bathroom, 1,798 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

Flooring credit available! Welcome to this spacious home with almost 1800 sq. ft. of finished living space, designed with room to grow and endless potential to make it your own. Offering 4 bedrooms, this home is ideal for families or investors seeking versatile living options. The large pie-shaped lot provides a unheard of privacy with mature fruit trees, creating your own backyard retreat. An oversized double car garage adds both convenience and impressive storage, while additional storage throughout the home ensures every item has its place. Recent updates including newer shingles, hot water tank, and windows add peace of mind and lasting value. Whether you're looking for space to entertain, garden, or simply spread out, this home delivers both comfort and opportunity. With its solid foundation and inviting layout, it's the perfect canvas for your personal touch. Don't miss the chance to step into a property that combines practicality, privacy, and potential—all in one. Some photos virtually staged.

Built in 1978

### Essential Information

MLS® # E4454954

Price \$439,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,798                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4102 43a Avenue |
| Area        | Leduc           |
| Subdivision | South Park      |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 6Z6         |

### Amenities

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Deck, Hot Water Natural Gas, R.V. Storage, Natural Gas BBQ Hookup |
| Parking Spaces | 6                                                                                                        |
| Parking        | 220 Volt Wiring, Double Garage Detached, Heated, Insulated, Over Sized                                   |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 3                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Unfinished                                                                     |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                                         |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, |

|              |                                                              |
|--------------|--------------------------------------------------------------|
|              | Playground Nearby, Private Setting, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                             |
| Construction | Wood, Brick, Stucco, Vinyl                                   |
| Foundation   | Concrete Perimeter                                           |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 81           |

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Listing information last updated on September 9th, 2025 at 10:02am MDT