

## \$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

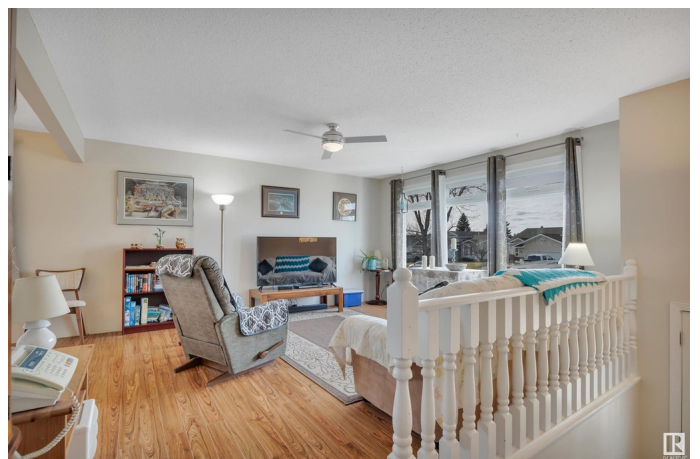
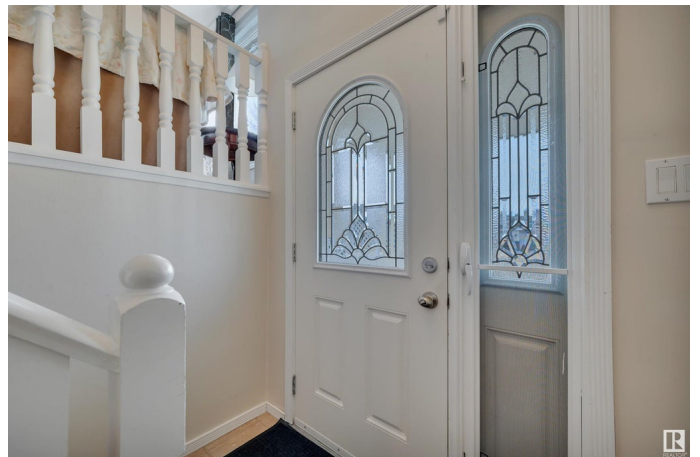
South Park, Leduc, AB

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 6  
Zoning Zone 81

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Listing information last updated on April 22nd, 2025 at 7:17am MDT