

## **\$389,900 - 4112 South Park Drive, Leduc**

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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	6
Zoning	Zone 81

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Listing information last updated on May 14th, 2025 at 12:32am MDT