

## \$329,900 - 4325 Southpark Drive, Leduc

MLS® #E4436405

**\$329,900**

3 Bedroom, 1.50 Bathroom, 1,139 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

Welcome Home! Terrific affordable Family Ready Half Duplex in Leduc. Terrific location close to parks, schools, shopping, golf, day care, and so much more. Front drive access with ample parking leading to side entrance, and fenced back yard with large patio door. Landscaped yard with shed. Main floor has large family style living room leading to large dining area and full kitchen. Bright open space with large glass patio door to back yard. Main floor half bathroom. Upper floor has three large bedrooms and full bathroom with tub. Awesome 2 story floor plan with plenty of space. Basement is finished with huge family room and additional room for extra living space or storage. Basement has laundry and utility room as well. Great family home or investment property in affordable setting and optimal location.

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4436405  |
| Price          | \$329,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,139     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 1979          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4325 Southpark Drive |
| Area        | Leduc                |
| Subdivision | South Park           |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 4V1              |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | See Remarks        |
| Parking   | Front Drive Access |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 34             |

## Zoning

## Zone 81

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Listing information last updated on June 16th, 2025 at 10:02pm MDT