

## \$275,000 - 4122 43b Avenue, Leduc

MLS® #E4444449

**\$275,000**

3 Bedroom, 1.00 Bathroom, 1,005 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

Charming bungalow in highly desirable area. Steps to the LRC, walking trails, soccer fields, pickleball courts, playground and a dog park! This is a classic example of a well-built home just needing some love and some new cosmetic work. 3 bedrooms on the main floor with a 4 piece bath, huge living room, galley style kitchen and dining area. The basement is untouched, with rough-in bathroom plumbing and easily enough room for 2 more bedrooms if needed. The yard is beautiful with many shrubs, trees and a well-kept lawn.

Built in 1983

### Essential Information

MLS® #	E4444449
Price	\$275,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,005
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information



Address	4122 43b Avenue
Area	Leduc
Subdivision	South Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4T7

### **Amenities**

Amenities	See Remarks
Parking	No Garage

### **Interior**

Appliances	Dishwasher-Built-In, Refrigerator, Storage Shed, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	10
Zoning	Zone 81

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