

# \$180,000 - 133 Willow Park Estates, Leduc

MLS® #E4462666

## \$180,000

3 Bedroom, 2.00 Bathroom, 1,327 sqft  
Land Lease Community on 0.00 Acres

Willow Park Estate\_LEDU, Leduc, AB

Perfect for first-time buyers, large families, or anyone looking to downsize, this beautifully maintained 1216 sq. ft. home offers modern comfort and an inviting open-concept design. Built in 2012, it features 3 spacious bedrooms and 2 full bathrooms, including a primary suite with a large walk-in closet and a luxurious 4-piece ensuite complete with an oversized soaker tub. Step outside to enjoy the newly built, oversized southwest-facing deck, ideal for relaxing or entertaining while overlooking the beautifully landscaped yard on one of the largest lots in the park. Located in a prime area of Leduc, youâ€™™ll love the convenience of nearby shopping and easy access to the QE2. With water, sewer, and garbage included in the affordable lot lease, this home combines style, comfort, and value.

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462666  |
| Price          | \$180,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,327     |
| Acres          | 0.00      |
| Year Built     | 2012      |



|          |                        |
|----------|------------------------|
| Type     | Land Lease Community   |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 133 Willow Park Estates |
| Area        | Leduc                   |
| Subdivision | Willow Park Estate_LEDU |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 5S1                 |

### Amenities

|         |                          |
|---------|--------------------------|
| Parking | Parking Pad Cement/Paved |
|---------|--------------------------|

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |

### Exterior

|              |         |
|--------------|---------|
| Exterior     | Modular |
| Construction | Modular |
| Foundation   | Block   |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Willow Park Elementary  |
| Middle     | Ecole Leduc Junior High |
| High       | Leduc Composite HS      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 81            |

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Listing information last updated on October 21st, 2025 at 7:17am MDT