

\$327,900 - 4329 Southpark Drive, Leduc

MLS® #E4431607

\$327,900

4 Bedroom, 1.50 Bathroom, 1,183 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

Welcome to your ideal starter home or investment property. This is a super well maintained 2 storey half duplex ready for immediate possession. 3 plus 1 bedrooms and one 4pc bathroom and one 2 pc bathroom. Some of the improvements include the fresh paint, shampooed carpets, Shingles (2023), HWT (2023) and Deck (2023). You are greeted through an inviting front entry leading to the livingroom and kitchen. The kitchen has ample counter space, a walk in pantry, good sized eating area with patio doors leading to the new deck and large fenced backyard. Upper level has 3 bedrooms and 4 piece bathroom. The lower level is partly developed with spare room and recroom and has an unfinished utility/ laundry room. Front drive access, large fenced yard with one shed. (Shed in driveway does not stay) Located in central location of South Park close to Downtown, schools, parks, LRC, public transportation, Telford Lake and walking paths. It is a must see!

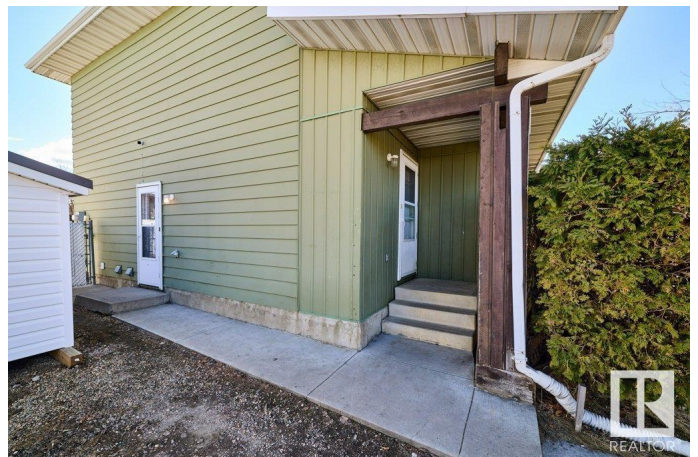
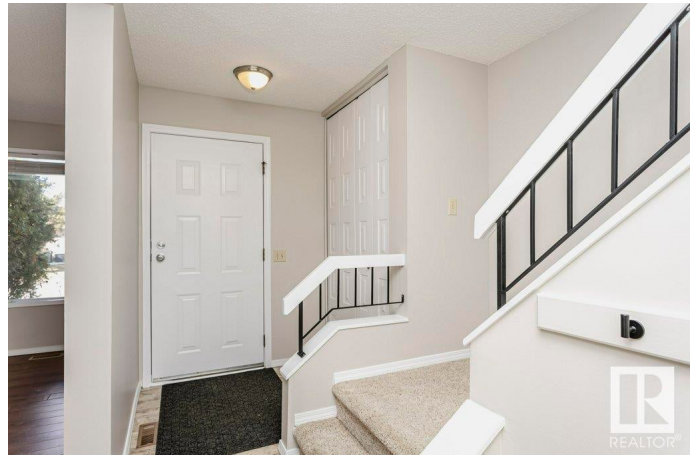
Built in 1979

Essential Information

MLS® # E4431607

Price \$327,900

Bedrooms 4



| | |
|----------------|---------------|
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,183 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 4329 Southpark Drive |
| Area | Leduc |
| Subdivision | South Park |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 4V1 |

Amenities

| | |
|-----------|---|
| Amenities | Off Street Parking, Deck, No Smoking Home |
| Parking | Front Drive Access, No Garage |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Metal |
| Exterior Features | Airport Nearby, Fenced, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Metal |

Foundation Concrete Perimeter

Additional Information

Date Listed April 18th, 2025

Days on Market 1

Zoning Zone 81

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Listing information last updated on April 19th, 2025 at 5:02pm MDT