

## \$384,900 - 4013 43b Ave, Leduc

MLS® #E4435805

**\$384,900**

4 Bedroom, 2.00 Bathroom, 1,000 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

Looking for a Home close to all the Amenities, you found it! Located in South Park and in a mature quiet Crescent this 4 Level Split has 4 Bedrooms & 2 bathrooms. The top floor has 3 bedrooms and a 4 piece bathroom. On the main floor you have your Kitchen, Dining Area and Living Room with lots of natural light coming through the windows. The next level you will find a nicely finished Family room with a gas Fireplace for those relaxing nights plus the 4th Bedroom, a 3 piece bathroom and the laundry. The basement level is unfinished with the furnace area and lots of space for storage or to design as you would like. Head outside to the Awesome oversized 25x30 heated and fully finished garage. The backyard is fenced with an area for your fire pit for those nice summer nights. It's worth a Look you won't be disappointed.

Built in 1981

### Essential Information

MLS® #	E4435805
Price	\$384,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,000
Acres	0.00



Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	4013 43b Ave
Area	Leduc
Subdivision	South Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4V2

### **Amenities**

Amenities	Deck, Detectors Smoke, Exterior Walls- 2"x6"
Parking	Double Garage Detached, Front Drive Access, Heated, Insulated

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplaces	Freestanding
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Low Maintenance Landscape, No Back Lane, No Through Road, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 10th, 2025
Days on Market	5

## Zoning

## Zone 81

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