

\$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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