

## **\$327,900 - 4329 Southpark Drive, Leduc**

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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                14

Zoning                            Zone 81

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