

## \$435,000 - 4102 43a Avenue, Leduc

MLS® #E4459740

**\$435,000**

4 Bedroom, 1.50 Bathroom, 1,798 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

"Fall" Into Your Next Home â€“ Flooring Credit Available! This spacious home offers nearly 1,800 sq. ft. of living space with 4 bedroomsâ€”perfect for families or investors. Set on a massive pie-shaped lot with mature fruit trees, youâ€™ll love the privacy and room to grow. An oversized double garage plus extra storage adds convenience, while recent updates like newer shingles, hot water tank, and windows give peace of mind. Inside, the inviting layout offers space to entertain, garden, or personalize with your own styleâ€”helped by the flooring credit included! Highlights: -4 bedrooms & versatile living space -Large lot with mature trees & privacy -Oversized double garage + storage -Recent updates for lasting value -Flooring credit to make it your own -Move in before the holidays and enjoy comfort, space, and opportunity all in one! Some photos virtually staged

Built in 1978

### Essential Information

MLS® #	E4459740
Price	\$435,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,798
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	4102 43a Avenue
Area	Leduc
Subdivision	South Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6Z6

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Hot Water Natural Gas, R.V. Storage, Natural Gas BBQ Hookup
Parking Spaces	6
Parking	220 Volt Wiring, Double Garage Detached, Heated, Insulated, Over Sized

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed               September 24th, 2025  
Days on Market        5  
Zoning                    Zone 81

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