

## \$329,900 - 4323 South Park Drive, Leduc

MLS® #E4460340

**\$329,900**

3 Bedroom, 1.50 Bathroom, 1,117 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

**PERFECT STARTER HOME! FINISHED BASEMENT! RV PARKING! IMMEDIATE POSSESSION!** Searching for an affordable move in ready home without condo fees? This 1117 sq ft 3 bed, 1.5 bath duplex has several upgrades & cute as a button! Feat: A/C, vinyl windows, newer carpet & laminate flooring, shingles (2020), vinyl siding, asphalt driveway, fully fenced & landscaped, high efficient furnace, & more! Large living room w/ adjacent 2 pce bath creates the ideal space for family visits. Eat in dining nook w/ built in bench seating, U shaped kitchen w/ painted cabinets, laminate countertops, & stainless steel appliances for preparing dinner! Upstairs brings 3 bedrooms including the large primary bedroom & large closet, 4 pce bathroom & linen storage. Your basement is fully finished w/ carpet, updated paint, laundry, freezer & storage space. Outside is the perfect spot for the kids to play or dogs to roam, as its fully fenced w/ planter boxes & room to add a garden. Only steps the LRC & parks; a great option; shows well!

Built in 1979

### Essential Information

MLS® # E4460340

Price \$329,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,117         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4323 South Park Drive |
| Area        | Leduc                 |
| Subdivision | South Park            |
| City        | Leduc                 |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9E 4T9               |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | Air Conditioner, Deck                                    |
| Parking   | Front Drive Access, Parking Pad Cement/Paved, RV Parking |

### Interior

|              |                                                                                                                          |
|--------------|--------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer, Freezer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                |
| Stories      | 2                                                                                                                        |
| Has Basement | Yes                                                                                                                      |
| Basement     | Full, Partially Finished                                                                                                 |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                  |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 1st, 2025

Days on Market                31

Zoning                              Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 1st, 2025 at 8:47am MDT