

## \$500,000 - 3917 43 Avenue, Leduc

MLS® #E4463248

**\$500,000**

4 Bedroom, 3.00 Bathroom, 1,263 sqft  
Single Family on 0.00 Acres

South Park, Leduc, AB

5 minutes to the Edmonton International Airport AND with your own Putting Green!!! This ORIGINAL OWNER Leduc, Single Family Masterpiece is nestled in a quiet, mature neighborhood; located across the Street from Adolph Community Park and walking distance to the Leduc Recreation Centre. You will be pleasantly blown away, but the curb appeal of the unique Home, expertly laid out on a huge, private, pie-shaped Lot. Both the front and back, have been meticulously landscaped, to offer maximum privacy and use of space. Move-in ready, this fully finished Home boasts 4 large Bedrooms and an oversized Double Attached Garage. The Dream Basement is sprawling in size; there is a Rec Room, a Bonus Room, a Bedroom, a 3 piece Ensuite AND a Bar!! Located in a quiet cul-de-sac; this spotless and inviting Home is a dream find in Leduc.

Built in 1980

### Essential Information

MLS® #	E4463248
Price	\$500,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,263



Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	3917 43 Avenue
Area	Leduc
Subdivision	South Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4V6

### **Amenities**

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached, Insulated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	4
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed            October 23rd, 2025

Days on Market      11

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 3rd, 2025 at 9:32am MST