

\$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	8
Zoning	Zone 81

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Listing information last updated on July 4th, 2025 at 8:17am MDT