

## \$329,900 - 4325 Southpark Drive, Leduc

MLS® #E4436405

**\$329,900**

3 Bedroom, 1.50 Bathroom, 1,139 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

Welcome Home! Terrific affordable Family Ready Half Duplex in Leduc. Terrific location close to parks, schools, shopping, golf, day care, and so much more. Front drive access with ample parking leading to side entrance, and fenced back yard with large patio door. Landscaped yard with shed. Main floor has large family style living room leading to large dining area and full kitchen. Bright open space with large glass patio door to back yard. Main floor half bathroom. Upper floor has three large bedrooms and full bathroom with tub. Awesome 2 story floor plan with plenty of space. Basement is finished with huge family room and additional room for extra living space or storage. Basement has laundry and utility room as well. Great family home or investment property in affordable setting and optimal location.

Built in 1979

### Essential Information

MLS® #	E4436405
Price	\$329,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,139



Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	4325 Southpark Drive
Area	Leduc
Subdivision	South Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4V1

### Amenities

Amenities	See Remarks
Parking	Front Drive Access

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 14th, 2025
Days on Market	52

## 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 July 5th, 2025 at 4:32pm MDT