

## \$425,000 - 4102 43a Avenue, Leduc

MLS® #E4459740

**\$425,000**

4 Bedroom, 1.50 Bathroom, 1,798 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

"Fall" Into Your Next Home – Flooring Credit Available! This spacious home offers nearly 1,800 sq. ft. of living space with 4 bedrooms – perfect for families or investors. Set on a massive pie-shaped lot with mature fruit trees, you'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 style – 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      | \$425,000 |
| 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 | 36                   |
| Zoning         | Zone 81              |

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Listing information last updated on October 29th, 2025 at 10:02pm MDT