

\$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 4

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 October 5th, 2025 at 4:17pm MDT