

## \$339,900 - 4315 South Park Drive, Leduc

MLS® #E4451048

**\$339,900**

3 Bedroom, 2.50 Bathroom, 1,161 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

Welcome to family friendly living in South Park. The main floor greets you with a bright and functional floor plan. The kitchen has ample kitchen counter space. The dining area is spacious for family meals and entertaining. Head upstairs where there are 3 bedrooms and additional 4 piece bathroom. New paint in 1 bedroom. The spacious backyard has cherry and lilac trees and lots of perennials. Bonus 2 large storage sheds ideal for storing seasonal items etc. The fully finished lower level includes a family room, 3 piece bathroom, cold storage room & convenient laundry room. Newer furnace, shingles hot water tank.... This area has a little bit of everything for your convenience and enjoyment. Public swimming pool and more at the community recreation center, schools close by as well as an abundance of walking trails, Telford Lake, close to downtown and shopping. A must see for families, first time buyers or investors.

Built in 1979

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451048  |
| Price      | \$339,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,161         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 4315 South Park Drive |
| Area        | Leduc                 |
| Subdivision | South Park            |
| City        | Leduc                 |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6E 4V4               |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Patio                              |
| Parking Spaces | 2                                  |
| Parking        | Over Sized, Single Garage Attached |

### Interior

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                          |
| Stories      | 3                                                                                                  |
| Has Basement | Yes                                                                                                |
| Basement     | Full, Finished                                                                                     |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                |
| Exterior Features | Airport Nearby, Fenced, Fruit Trees/Shrubs, Playground Nearby, Public Swimming Pool, Public Transportation |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Vinyl                                                                                                |
| Foundation        | Concrete Perimeter                                                                                         |

### Additional Information

Date Listed August 2nd, 2025

Days on Market 18

Zoning Zone 81

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Listing information last updated on August 20th, 2025 at 12:17pm MDT