

Courtesy Of Rennaye B Miller Of MaxWell Polaris

## \$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 19

Zoning Zone 81

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Listing information last updated on August 21st, 2025 at 8:32am MDT