

## \$500,000 - 3917 43 Avenue, Leduc

MLS® #E4463248

**\$500,000**

4 Bedroom, 3.00 Bathroom, 1,263 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

5 minutes to the Edmonton International Airport AND with your own Putting Green!!! This ORIGINAL OWNER Leduc, Single Family Masterpiece is nestled in a quiet, mature neighborhood; located across the Street from Adolph Community Park and walking distance to the Leduc Recreation Centre. You will be pleasantly blown away, but the curb appeal of the unique Home, expertly laid out on a huge, private, pie-shaped Lot. Both the front and back, have been meticulously landscaped, to offer maximum privacy and use of space. Move-in ready, this fully finished Home boasts 4 large Bedrooms and an oversized Double Attached Garage. The Dream Basement is sprawling in size; there is a Rec Room, a Bonus Room, a Bedroom, a 3 piece Ensuite AND a Bar!! Located in a quiet cul-de-sac; this spotless and inviting Home is a dream find in Leduc.

Built in 1980

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463248  |
| Price          | \$500,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,263     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1980                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3917 43 Avenue |
| Area        | Leduc          |
| Subdivision | South Park     |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 4V6        |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Deck                                          |
| Parking Spaces | 4                                             |
| Parking        | Double Garage Attached, Insulated, Over Sized |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                     |
| Fireplace         | Yes                                                                                           |
| Fireplaces        | Mantel                                                                                        |
| Stories           | 4                                                                                             |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Finished                                                                                |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                             |
| Exterior Features | Cul-De-Sac, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Brick, Vinyl                                                             |
| Foundation        | Concrete Perimeter                                                             |

**Additional Information**

Date Listed           October 23rd, 2025  
Days on Market     3  
Zoning                Zone 81

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