

\$429,900 - 4312 43 Avenue, Leduc

MLS® #E4436168

\$429,900

5 Bedroom, 2.00 Bathroom, 1,115 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

Investors and homebuyers, this massive 5bed/2 bath bungalow just stole the show in Leduc! With over 75k in renos and an in-law suite, there is nothing like it in the city. Complete exterior overhaul with shingles, siding, and much more! Inside, a brand new stylish kitchen, full bathrooms remodel, new lighting, sub-electrical panel, etc. This very rare and sought after bi-level style bungalow offers you enormous windows throughout the property and especially in the basement. The main floor with A/C opens onto a double elevated deck setup, chill spot guaranteed! This backyard has everything you need, build all day (or just pretend), in your massive finished 24x26' garage with a wood-burning stove. Fire up the gas BBQ, enjoy the firepit, and enjoy your direct access to the park through your own back gate, call it the best day ever. Just steps from Leduc's rec centre, sport facilities, and public transit. Perfect choice for extended families and investors seeking ideal amenities to treat their tenants right!

Built in 1976

Essential Information

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Price \$429,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,115
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	4312 43 Avenue
Area	Leduc
Subdivision	South Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4R7

Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Natural Gas BBQ Hookup
Parking Spaces	3
Parking	Front Drive Access, Over Sized, RV Parking, Tandem

Interior

Appliances	Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Low Maintenance Landscape, No Back Lane, Picnic Area, Playground

	Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 13th, 2025
Days on Market	3
Zoning	Zone 81

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