

Courtesy Of Thomas Kube Of Black Sheep Realty

\$400,000 - 4416 43b Avenue, Leduc

MLS® #E4429041

\$400,000

5 Bedroom, 2.00 Bathroom, 949 sqft
Single Family on 0.00 Acres

South Park, Leduc, AB

Legally suited bungalow in the centrally located South Park community of Leduc. Situated on a cul-de-sac, this well-maintained home features 3 bedrooms and 1 full bathroom upstairs, plus a 2-bedroom, 1-bathroom basement suite with a separate entrance and dedicated mechanical system. With almost 1,000 sq. ft. above grade and a similarly sized basement, there's excellent space and flexibility for multi-generational living or rental potential. Recent updates include new shingles (2023), eavestroughs (2023), and attic insulation, refreshed interior finishes (2025), paint (2025) and updated bathroom in the basement. The detached double garage and large 620 sq. m. lot add further value. The basement is currently tenanted, offering immediate income potential for investors or homeowners looking to offset their mortgage. A great opportunity in a family-friendly neighbourhood close to schools, parks, and amenities.

Built in 1973

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4429041 |
| Price | \$400,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Square Footage | 949 |
| Acres | 0.00 |
| Year Built | 1973 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 4416 43b Avenue |
| Area | Leduc |
| Subdivision | South Park |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 4R5 |

Amenities

| | |
|----------------|---|
| Amenities | On Street Parking, Detectors Smoke, Front Porch |
| Parking Spaces | 6 |
| Parking | Double Garage Detached, RV Parking |

Interior

| | |
|--------------|--|
| Appliances | Dryer, Oven-Microwave, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

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

Additional Information

Date Listed April 4th, 2025

Days on Market 1

Zoning Zone 81

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Listing information last updated on April 4th, 2025 at 11:02pm MDT