

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 5th, 2025 at 10:02am MDT