

## \$350,000 - 73 South Park Drive, Leduc

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MLS® #E4463736

### \$350,000

4 Bedroom, 2.50 Bathroom, 1,079 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

Welcome to this updated 4 bedroom, 2.5 bath home in a family friendly community across from Notre Dame school!! The main level has 3 bedrooms and 1 and a half bathrooms including the 2 piece ensuite. The basement has 1 bedroom and 1 full bathroom, a large rec room, a bar, and laundry room. This home has no carpet and has received many updates over the years, including an updated kitchen with granite countertops, a brand new furnace and A/C, new electrical panel, newer roof shingles, updated basement bathroom, new flooring in the basement, (with enough extra vinyl plank flooring to complete the main level) and so much more!! The back yard is huge - perfect for the kids, and the property has plenty of parking including space for RV. Welcome home



Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463736  |
| Price          | \$350,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,079     |
| Acres          | 0.00      |

|            |                        |
|------------|------------------------|
| Year Built | 1976                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 73 South Park Drive |
| Area        | Leduc               |
| Subdivision | South Park          |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 4X5             |

### Amenities

|           |                                                                                        |
|-----------|----------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Deck, No Smoking Home, Parking-Extra, R.V. Storage |
| Parking   | Front Drive Access, RV Parking                                                         |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Stories           | 2                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Finished                                                                                                 |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                               |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Vinyl                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 23                 |

## Zoning

## Zone 81

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Listing information last updated on November 20th, 2025 at 2:17pm MST