

\$459,900 - 38 Southpark Drive, Leduc

MLS® #E4432510

\$459,900

4 Bedroom, 2.50 Bathroom, 1,246 sqft
Single Family on 0.00 Acres

South Park, Leduc, AB

This custom-built 4-level split offers incredible space and flexibility—an extra 569 sq ft just below the kitchen, not including the finished basement or huge storage crawl space the size of a room! With 4 beds, 3 baths, double car garage, RV-ready 3-wide parking pad, and a massive backyard, this home is ideal for families. Bright morning sun fills the living area, 3 cozy fireplaces, and the backyard is a private oasis with a refinished deck and peaceful pond. Granite counters throughout add to the list of areas that have been renovated. Major upgrades include; dual sump pumps, deck, shed roof, and backyard fountain (2022); kitchen Reno and new tile, fence, and vinyl plank flooring (2023/24); plus new roof, ensuite floor & toilet in the last 6 months. Located steps from the Rec Centre—this home is a must-see!

Built in 1989

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4432510 |
| Price | \$459,900 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,246 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 1989 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 38 Southpark Drive |
| Area | Leduc |
| Subdivision | South Park |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 4Y4 |

Amenities

| | |
|----------------|--|
| Amenities | Deck, Exterior Walls- 2"x6", See Remarks |
| Parking Spaces | 8 |
| Parking | Double Garage Attached, Parking Pad Cement/Paved, RV Parking |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 4 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 24th, 2025

Days on Market 10

Zoning Zone 81

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Listing information last updated on May 4th, 2025 at 2:47pm MDT