

# \$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 9

Zoning Zone 81

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