

\$364,900 - 4306 South Park Drive, Leduc

MLS® #E4454393

\$364,900

4 Bedroom, 2.00 Bathroom, 1,008 sqft
Single Family on 0.00 Acres

South Park, Leduc, AB

Welcome to 4306 South Park Drive in Leduc! This well-maintained bungalow offers over 1,800 sq. ft. of total living space with a smart, functional layout. Step inside to find a bright main floor that has been tastefully updated in 2024 with new flooring, fresh paint, and modern kitchen cabinets. The main level features a spacious living room, formal dining area, and a refreshed kitchen with plenty of storage. Three bedrooms on the main floor, including a large primary with walk-in closet, and a full 4-piece bath make it perfect for families. The fully finished basement adds even more living space with a massive rec room, additional bedroom, 3-piece bath, storage room, laundry area, and utility space. A brand new roof provides peace of mind for years to come. Situated in a mature neighbourhood close to schools, parks, and amenities, this home blends updates with potential to add your personal touch. A great opportunity for first-time buyers and families!

Built in 1973

Essential Information

MLS® #	E4454393
Price	\$364,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,008
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4306 South Park Drive
Area	Leduc
Subdivision	South Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4R1

Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved, See Remarks

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 22nd, 2025
-------------	-------------------

Days on Market 1

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 23rd, 2025 at 6:02am MDT