

# \$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 8

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 May 2nd, 2025 at 11:48am MDT