

\$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 7

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 1st, 2025 at 6:32am MDT