

## \$375,000 - 19 Southpark Drive, Leduc

MLS® #E4455748

**\$375,000**

4 Bedroom, 2.50 Bathroom, 1,070 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

Situated on a spacious corner lot in a great neighbourhood, this freshly updated bungalow (flooring, baseboards, basement, HWT to name a few) is move-in ready and waiting for its next owner. With immediate possession available, you can settle in quickly and start enjoying all this home has to offer. The main floor features a bright and functional layout with 3 bedrooms, including a 2-piece ensuite in the primary, plus a full 4-piece main bathroom. A welcoming living room, dedicated dining area, and kitchen make the perfect space for everyday living and entertaining. The newly finished basement expands your options with a large rec room, additional bedroom, and 3-piece bath—ideal for family, guests, or a home office setup. Outside, the large corner lot offers plenty of yard space for relaxing, gardening, and play. This property is updated, spacious, and versatile—all in a desirable community close to schools, parks, and amenities.

Built in 1978

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455748  |
| Price     | \$375,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,070                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 19 Southpark Drive |
| Area        | Leduc              |
| Subdivision | South Park         |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 4V4            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Stove-Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                          |
| Stories           | 2                                                                                                  |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Finished                                                                                     |

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                  |
| Exterior Features | Corner Lot, Fenced, Flat Site, Level Land, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                             |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 11                  |
| Zoning         | Zone 81             |

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Listing information last updated on September 14th, 2025 at 11:17am MDT