

\$380,000 - 4311 40a Street, Leduc

MLS® #E4455485

\$380,000

3 Bedroom, 2.50 Bathroom, 1,222 sqft
Single Family on 0.00 Acres

South Park, Leduc, AB

Well-maintained family home on a quiet street, just steps from schools and the recreation centre. Backing onto a park, this bungalow features a beautifully landscaped yard and an oversized detached double garage (5.91 Ã— 7.06). The main floor offers a bright living room with vaulted ceilings, a separate dining room, and a kitchen overlooking the backyard. The primary bedroom includes a 2-piece ensuite, while the basement adds two additional bedrooms—bringing the total to five—along with a spacious family room. Notable updates include upgraded insulation (2023), windows and doors (2015), and shingles (2017). A perfect home with space for the whole family!•

Built in 1980

Essential Information

MLS® #	E4455485
Price	\$380,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,222
Acres	0.00
Year Built	1980



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4311 40a Street
Area	Leduc
Subdivision	South Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4V9

Amenities

Amenities	Vaulted Ceiling
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 30th, 2025
Days on Market	3
Zoning	Zone 81

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