

\$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 Å—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!â€•

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 | 2 |
| 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 31st, 2025 at 10:47pm MDT