

## \$429,900 - 4016 39 Street, Leduc

MLS® #E4463913

**\$429,900**

5 Bedroom, 2.50 Bathroom, 1,725 sqft

Single Family on 0.00 Acres

South Park, Leduc, AB

Spacious Family Home with Large Backyard, Backing onto Greenspace! 1,725 sqft 2 storey w/ unique layout, perfectly located in a family-friendly neighbourhood – just steps from the rec center, ball diamonds, school, dog park, & more! Inside, you’ll find a bright and welcoming layout w/ formal living & dining rooms, kitchen featuring plenty of cabinetry & gleaming granite countertops, & a spacious family room w/ wood-burning FP & access to the backyard. With 5 total bedrooms – 3 upstairs, 1 main, & 1 lower level – there’s space for everyone. The recreation room downstairs offers plenty of room to play, plus there are huge storage areas for all your extras. Enjoy the convenience of main floor laundry & an attached double garage. Step outside to a large fenced yard backing onto a playground – perfect for families & pets alike! Updates include newer vinyl windows, & shingles. Copper plumbing. A well-maintained, move-in ready home in a prime family location – this one has it all!

Built in 1981

### Essential Information

MLS® # E4463913

Price \$429,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,725                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4016 39 Street |
| Area        | Leduc          |
| Subdivision | South Park     |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 4V8        |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | No Smoking Home, Patio, Vinyl Windows, Wall Unit-Built-In |
| Parking   | Double Garage Attached                                    |

### Interior

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                      |
| Fireplaces        | Woodstove                                                                                                                                                                                |
| Stories           | 2                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                      |
| Basement          | Full, Partially Finished                                                                                                                                                                 |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                            |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, |

Public Swimming Pool, Public Transportation, Recreation Use, Schools,  
Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 81            |

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Listing information last updated on November 6th, 2025 at 8:33am MST