

Courtesy Of Dan Royer Of Initia Real Estate

## \$190,000 - 43 Willow Park Estates, Leduc

MLS® #E4427937

**\$190,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Land Lease Community on 0.00 Acres

Willow Park Estate\_LEDU, Leduc, AB

Nestled in desirable Willow Park Estates of Leduc, this 1216 SqFt, 2011-manufactured home offers 3 bedrooms, 2 full bathrooms, and an open-concept living space with vinyl plank flooring. The well-appointed kitchen features appliances approximately 5 years old, complemented by 2x6 walls with R20 insulation for enhanced energy efficiency. This home also includes central air conditioning for year-round comfort. The washer and dryer are only 3 years old, and the home is exceptionally clean and well-maintained. Enjoy outdoor living with a separate deck and a 10' x 12' gazebo, plus three sheds for ample storage. Additional amenities include RV parking at \$40/month, proximity to shopping, dining, and recreational facilities, and easy access to Nisku and Edmonton International Airport. Willow Park Estates is a mature, well-maintained community known for its quiet, convenient, and secure environment, making it an ideal place to call home.

Built in 2011

### Essential Information

MLS® #	E4427937
Price	\$190,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,216
Acres	0.00
Year Built	2011
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	43 Willow Park Estates
Area	Leduc
Subdivision	Willow Park Estate_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5R2

### **Amenities**

Parking	Parking Pad Cement/Paved
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### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas

### **Exterior**

Exterior	Wood
Construction	Wood
Foundation	Block

### **School Information**

Elementary	Willow Park School
Middle	Ecole Leduc Junior High
High	Leduc Composite High

### **Additional Information**

Date Listed	March 28th, 2025
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Days on Market 6

Zoning Zone 81

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Listing information last updated on April 3rd, 2025 at 2:17pm MDT