

## \$118,000 - 34 Willow Park Estates, Leduc

MLS® #E4440994

**\$118,000**

2 Bedroom, 1.00 Bathroom, 960 sqft  
Land Lease Community on 0.00 Acres

Willow Park Estate\_LEDU, Leduc, AB

Welcome to 34 Willow Park Estates. This 16 ft x 60 ft beautiful home is well maintained with a large permitted deck to enjoy the outdoors. Situated on a corner lot, gives ample amount of space for your family to enjoy. This home is ideal for a young couple or the older generation wanting to downsize. A 10 ft x 10 ft shed is included for your extra storage needs. Lot rental includes sewer and garbage pickup. This home is a must see.

Built in 2006

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4440994               |
| Price          | \$118,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 960                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Land Lease Community   |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

Address 34 Willow Park Estates



|             |                         |
|-------------|-------------------------|
| Area        | Leduc                   |
| Subdivision | Willow Park Estate_LEDU |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 5R1                 |

### Amenities

|                |                          |
|----------------|--------------------------|
| Parking Spaces | 2                        |
| Parking        | Parking Pad Cement/Paved |

### Interior

|            |   |
|------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating    | Forced Air-1, Natural Gas   |

### Exterior

|              |             |
|--------------|-------------|
| Exterior     | See Remarks |
| Construction | See Remarks |
| Foundation   | Block       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 15             |
| Zoning         | Zone 81        |

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Listing information last updated on June 19th, 2025 at 11:02am MDT