

## \$315,000 - 130 Camelot Avenue, Leduc

MLS® #E4432657

**\$315,000**

4 Bedroom, 1.50 Bathroom, 1,250 sqft

Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

AFFORDABLE bungalow with lots of potential. This SOLID home is ready for some new owners. The main floor has a good size living room with a huge window for lots of natural light. The kitchen/dining area is just off the living area making entertaining easy! The kitchen overlooks the huge backyard, with another large window for plenty of light. Down the hall is the master suite with lots of room for a king size bed. Enjoy your own 2 piece ensuite & lots of closet space. Down the hall is bedroom #2 & #3 which are both good sizes. Finishing this level is a 4 piece bath. Downstairs has 1 bedroom and the rest is wide open to develop as you like! Plenty of space to develop a recreation room for the 'big screen' TV, room for a pool table or a play area for the kids. The back yard is fenced & there is lots of space for the kids and your four legged friends to play. There is also room for a future garage. This home is solid & needs some updating to make it your own! Endless potential! Don't miss this one!

Built in 1973

### Essential Information

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Price \$315,000

Bedrooms 4



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,250
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	130 Camelot Avenue
Area	Leduc
Subdivision	Corinthia Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4L1

### Amenities

Amenities	Fire Pit
Parking	Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles

Construction	Wood, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	1
Zoning	Zone 81

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