

\$425,000 - 76 Nootka Road, Leduc

MLS® #E4432838

\$425,000

4 Bedroom, 2.50 Bathroom, 1,187 sqft

Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

Rare opportunity! Original Owner! This beautifully maintained 1187 Sq ft bungalow home features 3+1 beds, 2.5 Baths, a spacious living area, a Built-in Sauna, Hardwood floors, a primary bedroom with 2 Pc ensuite and RV Parking. This charming property offers a heated 24 x 22 ft OVERSIZED DOUBLE ATTACHED garage for convenience and a big 24 x 44ft driveway ideal for RV parking. It has seen significant upgrades, including a hot water tank replaced 2 years ago, refaced cabinets, professional landscaping, Upgraded insulation and a new roof and windows within the last 10 years. With its meticulous upkeep and prime location, this home is perfect for anyone seeking comfort and style in a move-in-ready space, making it ideal for your first-time home buyer or growing family.

Built in 1973

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4432838 |
| Price | \$425,000 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,187 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 1973 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 76 Nootka Road |
| Area | Leduc |
| Subdivision | Corinthia Park |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 4H2 |

Amenities

| | |
|----------------|--|
| Amenities | Patio, Sauna; Swirlpool; Steam, Vinyl Windows |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Over Sized, RV Parking |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 25th, 2025

Days on Market 3

Zoning Zone 81

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