

## \$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 5

Zoning Zone 81

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Listing information last updated on April 30th, 2025 at 5:32pm MDT