

## \$335,000 - 4 Apache Crescent, Leduc

MLS® #E4455001

### \$335,000

4 Bedroom, 2.50 Bathroom, 1,415 sqft

Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

This is your chance to bring this home potential back to its glory, and update/renovate to your modern taste and styles. Sitting on a massive 8600 square foot lot in the beautiful mature family oriented neighborhood of Corinthia Park, this 1974 Bungalow has 4 Bedrooms, and 3 Bathrooms, Finished Basement, and Double Car Detached Garage. RV Parking too! A few updates such as the shingles on the roof of the home were done in 2021. The Hot Water Tank was replaced in 2016, and the Windows are roughly ten years old. Big "Lots" like these are hard to come by. Ideal proximity to schools, shopping, transit, highway and everything Leduc has to offer! A great opportunity!

Built in 1974

### Essential Information

MLS® #	E4455001
Price	\$335,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,415
Acres	0.00
Year Built	1974



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4 Apache Crescent
Area	Leduc
Subdivision	Corinthia Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4H5

### Amenities

Amenities	On Street Parking, Deck, Hot Water Natural Gas, See Remarks
Parking Spaces	5
Parking	Double Garage Detached, Front Drive Access, RV Parking

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Back Lane, Corner Lot, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Corinthia Park
Middle	Leduc Composite
High	Leduc Composite

**Additional Information**

Date Listed	August 28th, 2025
Days on Market	1
Zoning	Zone 81

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