

\$384,500 - 74 Apache Crescent, Leduc

MLS® #E4457549

\$384,500

4 Bedroom, 1.50 Bathroom, 1,117 sqft
Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

Here is your opportunity to own as a 1st-time home buyer; family or investor in Leduc - close to everything you need from schools; parks; shopping; restaurants - you name it. This 1,116 SqFt 4-Level Split (Total 1,609 SqFt) has 4 Bedrooms; 2 Bathrooms & an oversized Attached Double Garage. UPGRADES include: Newer Windows; New Eaves; Hi-Efficient Furnace; New Blinds. The Main floor has a spacious Living Room & Dining Room that leads to the functional Kitchen that has plenty of cabinets & countertops. It overlooks the large Family Room on the Lower Level where you will also find the Laundry & Bathroom as well as the 4th Bedroom. The Upper floor has 3 Bedrooms that includes a large Primary Bedroom as well as the Main Bathroom. The Basement & crawl space are great for storage and/or future development. The yard is landscaped with large, mature trees & fencing. Don't let this opportunity pass you by!

Built in 1974

Essential Information

MLS® #	E4457549
Price	\$384,500
Bedrooms	4
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,117
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	74 Apache Crescent
Area	Leduc
Subdivision	Corinthia Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4H4

Amenities

Amenities	Patio
Parking Spaces	4
Parking	Double Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed September 12th, 2025

Days on Market 2

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 14th, 2025 at 3:17am MDT