

\$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 7

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 May 2nd, 2025 at 8:32am MDT