

## \$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 6

Zoning Zone 81

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Listing information last updated on May 1st, 2025 at 3:03pm MDT