

## \$415,000 - 93 Nootka Road, Leduc

MLS® #E4425291

**\$415,000**

5 Bedroom, 2.50 Bathroom, 1,436 sqft  
Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

LOCATION AND SPACE! Classic updated Bungalow on a quiet street in Corinthia Park. Front drive to your Large back yard with 26 x 24 heated garage. Very private backyard. Inside this spacious home you will be impressed by the size and how bright the entire home is with lots of windows. Newer floors, new windows, new shingles, updated main bathroom, fresh paint and so much more. There is a large living room and dining space, kitchen with patio doors out to the sunroom/ back porch, room for a breakfast nook. Main floor also features a family room with gas fireplace for cozy nights. There are 3 bedrooms, updated 4 piece main bathroom, primary suite has 2 piece ensuite. The fully finished basement features 2 bedrooms and large family room, 3 piece bathroom and lots of storage. Close to schools, shopping, walking trails and so much more. Perfect place to call home!

Built in 1974

### Essential Information

MLS® #	E4425291
Price	\$415,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,436
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	93 Nootka Road
Area	Leduc
Subdivision	Corinthia Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4H3

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached, Heated, Over Sized

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Flat Site, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 11th, 2025

Days on Market      2

Zoning                Zone 81

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