

## \$369,000 - 4 Chippewa Road, Leduc

MLS® #E4451881

**\$369,000**

4 Bedroom, 2.50 Bathroom, 1,038 sqft

Single Family on 0.00 Acres

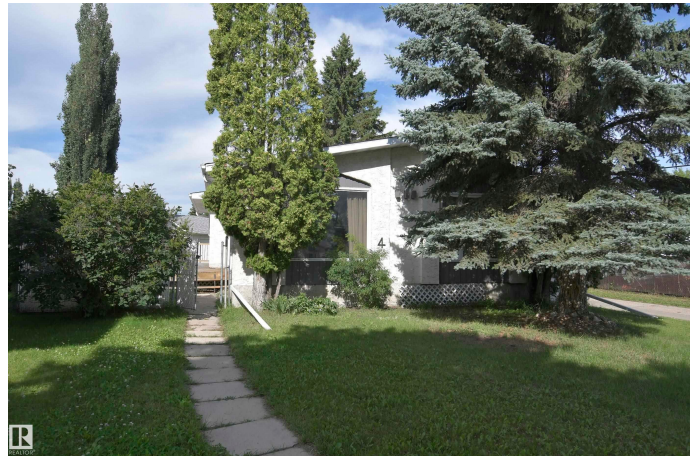
Corinthia Park, Leduc, AB

Corinthia Park bungalow offers 1030 sq.ft. of comfortable living space. With 3+1 bedrooms, 3 bathrooms, this home is the perfect blend of functionality, convenience and charm. Main floor includes a bright living room, functional kitchen with eat in dining area, 3 bedrooms & 1.5 baths. Fully developed lower level offers 4th bedroom, a 3 pc bath with walk in shower, spacious family room with wood burning fireplace & a wet bar. Enjoy outdoor living with a huge deck, fully fenced chain link yard, mature trees and paved back alley access with room for RV parking. Double detached, heated garage + storage shed. Close to schools, shopping, parks and playgrounds. Don't miss out!

Built in 1974

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451881  |
| Price          | \$369,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,038     |
| Acres          | 0.00      |
| Year Built     | 1974      |



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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4 Chippewa Road |
| Area        | Leduc           |
| Subdivision | Corinthia Park  |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 4M9         |

### Amenities

|           |                                                   |
|-----------|---------------------------------------------------|
| Amenities | Deck, R.V. Storage, Vinyl Windows                 |
| Parking   | Double Garage Detached, Heated, Rear Drive Access |

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Gas, Washer, Window Coverings, Refrigerators-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                             |
| Fireplaces        | Freestanding                                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                  |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood, Stucco                                                  |
| Foundation        | Concrete Perimeter                                            |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 8th, 2025 |
|-------------|------------------|

Days on Market 4

Zoning Zone 81

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Listing information last updated on August 12th, 2025 at 2:32pm MDT