

Courtesy Of Mary-Jane Downie Of Maxwell Heritage Realty

## \$469,900 - 23 Nootka Road, Leduc

MLS® #E4431923

**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,207 sqft

Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

Perfectly UPGRADED Home in a Prime Location! This beautifully renovated bungalow with a fully developed basement offers 1207 sq. ft. of exceptional living space. There are extensive renovations inside and out including updated roof, vents, chimney, soffits, fascia, eavestroughs with gutter guards, siding, and natural stone veneer front, freshly insulated attic, new windows and doors, stunning composite deck & black exposed aggregate patio. There is a heated garage with double insulated doors, plus RV parking! Interior Highlights include quality craftsmanship with solid oak doors, cupboards, & trim, dream kitchen with granite countertops, newer appliances, & a cheerful dining area – ideal for entertaining! The main floor bedrooms are generously sized & share a large renovated bathroom complete with soaker tub! The finished, soundproofed basement finds a third bedroom, second bathroom & massive family room with dry bar. Enjoy the benefits of a mature neighbourhood with generous lot size!

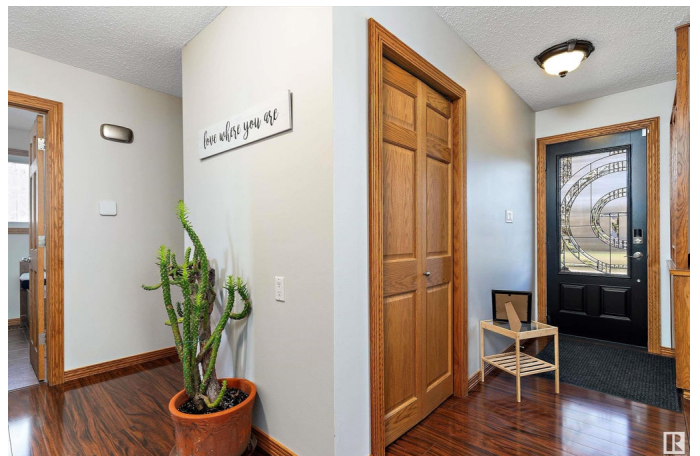
Built in 1973

### Essential Information

MLS® # E4431923

Price \$469,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,207
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	23 Nootka Road
Area	Leduc
Subdivision	Corinthia Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4K2

### **Amenities**

Amenities	Off Street Parking, Bar, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking Spaces	3
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Landscaped, Low Maintenance Landscape

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 21st, 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 April 28th, 2025 at 12:02pm MDT