

## \$475,000 - 85 Nootka Road, Leduc

MLS® #E4431968

**\$475,000**

4 Bedroom, 2.50 Bathroom, 1,211 sqft  
Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

Over 10,000sf lot! Beautiful Landscaping!!  
New concrete (2021), Shingles (2017),  
Eavestroughs (2024), Garage (furnace,  
shingles, doors, insulation 2023), Bathroom  
2021, Fence & shed (2024), Deck (2018).  
Open concept with wood burning fireplace,  
kitchen with ample counterspace, nice size  
island & updated lighting fixtures. 3 bedrooms  
up with the primary having a 2 pc ensuite with  
barn door. Main 5 pc bath has 2 sinks & a tiled  
tub/shower combo! Fully finished basement  
has a huge recreation room, 4th bedroom & a  
beautiful large bathroom with tiled walk in  
shower. Outside you will find an oversized,  
heated, & insulated garage! This property is  
fully fenced including a gate at the driveway.  
Wait till you see this massive yard with a  
beautifully done firepit area with storage area  
for wood, well crafted matching shed, dog run  
& the tiered step deck area is gorgeous with  
the stone work! Play structure & pool for the  
kids entertainment stay!

Built in 1974

### Essential Information

MLS® #	E4431968
Price	\$475,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,211
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	85 Nootka Road
Area	Leduc
Subdivision	Corinthia Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4H3

### Amenities

Amenities	Deck, Dog Run-Fenced In, Fire Pit, Vinyl Windows
Parking	Double Garage Detached, Heated, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Fenced, Landscaped
Roof	Asphalt Shingles

Construction	Wood, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 21st, 2025
Days on Market	22
Zoning	Zone 81

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