

## \$335,000 - 4 Apache Crescent, Leduc

MLS® #E4455001

**\$335,000**

4 Bedroom, 2.50 Bathroom, 1,415 sqft

Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

This is your chance to bring this home potential back to its glory, and update/renovate to your modern taste and styles. Sitting on a massive 8600 square foot lot in the beautiful mature family oriented neighborhood of Corinthia Park, this 1974 Bungalow has 4 Bedrooms, and 3 Bathrooms, Finished Basement, and Double Car Detached Garage. RV Parking too! A few updates such as the shingles on the roof of the home were done in 2021. The Hot Water Tank was replaced in 2016, and the Windows are roughly ten years old. Big "Lots" like these are hard to come by. Ideal proximity to schools, shopping, transit, highway and everything Leduc has to offer! A great opportunity!

Built in 1974

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455001  |
| Price          | \$335,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,415     |
| Acres          | 0.00      |
| Year Built     | 1974      |



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

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4 Apache Crescent |
| Area        | Leduc             |
| Subdivision | Corinthia Park    |
| City        | Leduc             |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9E 4H5           |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, Hot Water Natural Gas, See Remarks |
| Parking Spaces | 5                                                           |
| Parking        | Double Garage Detached, Front Drive Access, RV Parking      |

### Interior

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

### Exterior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                            |
| Exterior Features | Airport Nearby, Back Lane, Corner Lot, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                                                        |
| Construction      | Wood, Stucco                                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                                      |

### School Information

|            |                 |
|------------|-----------------|
| Elementary | Corinthia Park  |
| Middle     | Leduc Composite |
| High       | Leduc Composite |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 81           |

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Listing information last updated on August 31st, 2025 at 8:47am MDT