

Courtesy Of Kevin Chubey Of NOW Real Estate Group

\$449,900 - 4509 43a Avenue, Leduc

MLS® #E4424322

\$449,900

4 Bedroom, 2.00 Bathroom, 1,004 sqft
Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

This ELEGANTLY designed & fully RENOVATED 1003 sq ft Bungalow is located in a quiet, cul-de-sac backing on to a greenspace with walking trails. The main floor offers an open floor plan with a spacious gourmet kitchen featuring top-of-the-line stainless steel appliances, quartz countertop, a flat butcherâ€™s block island with eating bar, ample Shaker style cabinets with a funky barn-door style pantry, family-sized eating area open to the spacious living room. There is a spacious master bedroom, TWO additional sizeable bedrooms & a stylish 4-piece bath. The lower level of this spectacular home includes a huge family room, additional large 4th bedroom w/ walk-in closet, 3-piece bath w/ shower & media/gaming space, laundry & utility room with plenty of storage. Oversized double detached 24 x 25 garage, NEW central A/C & High eff. furnace as well as a 60â€™ ASHPHALT driveway & huge yard, plenty of room for the kids to play & grow. You will not be disappointed!

Built in 1973

Essential Information

MLS® #	E4424322
Price	\$449,900
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,004
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4509 43a Avenue
Area	Leduc
Subdivision	Corinthia Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4R1

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Fire Pit, No Smoking Home, Patio, Vinyl Windows
Parking Spaces	5
Parking	Double Garage Detached, Over Sized

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	East Elementary School
Middle	Ecole Leduc Junior High
High	Leduc Composite High

Additional Information

Date Listed	March 6th, 2025
Days on Market	7
Zoning	Zone 81

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