

\$415,000 - 93 Nootka Road, Leduc

MLS® #E4425291

\$415,000

5 Bedroom, 2.50 Bathroom, 1,436 sqft
Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

LOCATION AND SPACE! Classic updated Bungalow on a quiet street in Corinthia Park. Front drive to your Large back yard with 26 x 24 heated garage. Very private backyard. Inside this spacious home you will be impressed by the size and how bright the entire home is with lots of windows. Newer floors, new windows, new shingles, updated main bathroom, fresh paint and so much more. There is a large living room and dining space, kitchen with patio doors out to the sunroom/ back porch, room for a breakfast nook. Main floor also features a family room with gas fireplace for cozy nights. There are 3 bedrooms, updated 4 piece main bathroom, primary suite has 2 piece ensuite. The fully finished basement features 2 bedrooms and large family room, 3 piece bathroom and lots of storage. Close to schools, shopping, walking trails and so much more. Perfect place to call home! Some pics have been virtually staged.

Built in 1974

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4425291 |
| Price | \$415,000 |
| Bedrooms | 5 |
| Bathrooms | 2.50 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,436 |
| Acres | 0.00 |
| Year Built | 1974 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 93 Nootka Road |
| Area | Leduc |
| Subdivision | Corinthia Park |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 4H3 |

Amenities

| | |
|-----------|--|
| Amenities | See Remarks |
| Parking | Double Garage Detached, Heated, Over Sized |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Flat Site, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

Construction Wood, Stucco
Foundation Concrete Perimeter

Additional Information

Date Listed March 11th, 2025
Days on Market 2
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 March 13th, 2025 at 9:32am MDT