

# \$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 | 9                |
| Zoning         | Zone 81          |

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Listing information last updated on April 30th, 2025 at 3:17pm MDT