

## \$425,000 - 28 Bella Coola Drive, Leduc

MLS® #E4432325

**\$425,000**

4 Bedroom, 1.50 Bathroom, 1,798 sqft

Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

MASSIVE 11,000 sf lot facing green space in Corinthia Park. Recent renovations & big bright windows accentuate this beautiful 1800sf 4 level split. The main floor has a large kitchen with stainless steel appliances & an eat-in table as well as a formal dining room & living room adjacent. Down a level is a gorgeous newly renovated family room with vinyl plank floors, painted fireplace & floating shelves. There's a half bath with laundry & a huge boot room with hooks & benches at the side entry en route to the huge yard & oversized double garage. Upstairs are 3 bedrooms & a large bathroom. The basement has a nicely set up work-out room & a 4th bedroom. Stunning yard features a two-tiered deck with a gazebo, firepit area, 2 sheds & all the grass you can imagine to run around on. Great neighbourhood & location close to Corinthia Park School & shopping. Mostly newer vinyl windows.

Built in 1974

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4432325  |
| Price      | \$425,000 |
| Bedrooms   | 4         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,798                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 28 Bella Coola Drive |
| Area        | Leduc                |
| Subdivision | Corinthia Park       |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 4J3              |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Fire Pit, Vinyl Windows      |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Brick Facing   |
| Stories      | 4  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick                             |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Schools |
| Roof              | Asphalt Shingles                        |
| Construction      | Wood, Brick                             |
| Foundation        | Concrete Perimeter                      |

### Additional Information

Date Listed April 23rd, 2025

Days on Market 8

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 May 1st, 2025 at 8:18am MDT