

## \$450,000 - 50 Bella Coola Drive, Leduc

MLS® #E4435505

**\$450,000**

4 Bedroom, 2.50 Bathroom, 1,800 sqft

Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

Discover this inviting 2-storey home at 50 Bella Coola Drive in the heart of Corinthia Park. Set on a large, beautifully landscaped lot, this 4-bed, 2.5-bath home has been designed with families in mind. The updated kitchen features warm oak cabinets and modern appliances, complemented by fresh paint, new baseboards, and updated flooring throughout. The spacious fully finished basement includes a fireplace, bar, an extra bathroom, and plenty of room for a family room, home gym, or playroom. Step outside to a generous private backyard with a gazebo, fire pit, storage shed, and new front gates for added charm. Enjoy three-season relaxation in the screened-in, covered sunroom. A detached double garage offers added convenience. Located close to schools, parks, walking trails, and recreational facilities including playgrounds, sports fields, and a skatepark. This home also provides easy access to major roads, making commuting simple. A perfect blend of comfort, updates, & location. All this home needs is YOU!

Built in 1975

### Essential Information

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Price \$450,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,800
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	50 Bella Coola Drive
Area	Leduc
Subdivision	Corinthia Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4J2

### Amenities

Amenities	Bar, Deck, Detectors Smoke, Fire Pit, Gazebo, Parking-Extra, Sunroom
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Insert, Woodstove
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Level Land, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Race

Track, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Ecole Corinthia Park
Middle	Ecole Leduc Junior High
High	Leduc Composite High

### Additional Information

Date Listed	May 9th, 2025
Days on Market	3
Zoning	Zone 81

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