

\$389,900 - 57 Nootka Road, Leduc

MLS® #E4461222

\$389,900

4 Bedroom, 2.50 Bathroom, 1,087 sqft

Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

~ 3 + 1 BEDROOM, 2.5 BATHROOM
BUNGALOW ~ DOUBLE DETACHED
GARAGE ~ FULLY FINISHED BASEMENT ~
BUILT in 1973 ~ This updated home is located
on a quiet residential street in the family
friendly community of Corinthia Park. Recent
updates include new shingle in 2023, new
window wells in 2023, newer windows, new
kitchen appliances, new bathroom vanities,
new toilet, new vinyl flooring, NEW HIGH
EFFICIENCY LENNOX FURNACE & CENTRAL
AC (2023), NEW 100 AMP ELECTRICAL
PANEL (2023) with wiring brought up to code,
NEW HOT WATER TANK (2023), and much
more. The yard is massive and there is a patio
perfect for a BBQ and sitting area, plus a
double detached garage. The location is
excellent, close to schools, QE2 highway,
Costco, Edmonton International Airport, Nisku
and the outlet mall. Perfect home for retirees,
first time buyers, or great for investment. Just
move in and enjoy.

Built in 1973

Essential Information

MLS® #	E4461222
Price	\$389,900
Lease Rate	\$15
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,087
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	57 Nootka Road
Area	Leduc
Subdivision	Corinthia Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4J8

Amenities

Amenities	Air Conditioner, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Television Connection, Vinyl Windows
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped,

Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 7th, 2025
Days on Market	3
Zoning	Zone 81

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