# \$349,900 - 30 Capri Road, Leduc

MLS® #E4429782

### \$349,900

4 Bedroom, 2.50 Bathroom, 1,080 sqft Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

Located on a quiet street in the popular Corinthia neighborhood, this 1080 sq. ft. bungalow is the perfect starter home. The convenient kitchen, with eating nook offers stainless steel appliances, plenty of cupboard space, garburator and metal can crusher. The living room is flooded with sunlight and a pellet stove adds to winter comfort. A vaulted ceiling provides a nice open feeling to the main floor. Adjoining dining room has space for a table, chairs and built in china cabinet. Primary bedroom with 2 pce ensuite, a second bedroom and a 4 pce bath complete the main floor. Basement is fully developed with a large family room, complete with bar sink and an Acorn wood burning stove. Two additional bedrooms, laundry area and 3 pce bath complete the lower level. This home comes with two furnaces. A double detached garage is accessed by the front driveway. Huge backyard has a garden shed and room for RV parking. Check out this great family home, close to schools, shopping and YEG.

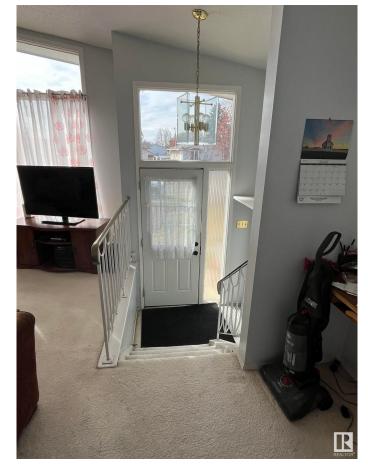


## **Essential Information**

MLS® # E4429782 Price \$349,900

Bedrooms 4





Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,080 Acres 0.00 Year Built 1971

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 30 Capri Road

Area Leduc

Subdivision Corinthia Park

City Leduc

County ALBERTA

Province AB

Postal Code T9E 4L9

## **Amenities**

Amenities Air Conditioner, Detectors Smoke, Insulation-Upgraded, R.V. Storage,

Vaulted Ceiling, Wet Bar

Parking Spaces 5

Parking 220 Volt Wiring, Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Compactor, Dishwasher-Built-In, Dryer,

Fan-Ceiling, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window

Coverings, Wet Bar

Heating Forced Air-2, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Metal, Stucco

Exterior Features Airport Nearby, Back Lane,

Playground Nearby, Schools,

Roof Asphalt Shingles

Construction Wood, Metal, Stucco

Foundation Concrete Perimeter

#### **School Information**

Elementary Corinthia Park

Middle Ecole Leduc Jr. High

High Leduc Comp

## **Additional Information**

Date Listed April 9th, 2025

Days on Market 12

Zoning Zone 81



Listing information last updated on April 21st, 2025 at 3:47pm MDT

