

## \$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 & CENTAL  
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 | 7                 |
| Zoning         | Zone 81           |

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Listing information last updated on October 14th, 2025 at 5:47am MDT