

# \$532,900 - 66 Alexander Drive, Leduc

MLS® #E4452779

**\$532,900**

3 Bedroom, 4.00 Bathroom, 1,914 sqft  
Single Family on 0.00 Acres

Leduc Estates, Leduc, AB

Pride of ownership is reflected throughout this immaculate, 1.5 Story home on a finished basement. The bright open floor plan is super functional with the kitchen as the heart of the home. It has an abundance of rich oak cabinets, a corner pantry and ample counter top perfect for cooking & entertaining. The front sunken living room, and formal dining, provide versatile space for entertaining guests. The primary bedroom boasts an ensuite with a large shower. Through the Patio doors is a newer back deck—ideal for morning coffee or evening BBQs overlooking the immaculate yard w/raised garden beds, perennials, Evans Cherry tree & so much more. The fully finished basement w/ full bath, cedar room, & an abundance of open floor space with room to design the space to suite your needs. The oversized, dble heated garage has an 8' Overhead door and 220 wiring, H/C water taps. Some upgrades/reno's include: Eavestrough 2022, Garage door 2019, Frnce Humidifier 2024, HWT 2017, Shingles 2013, Furnace 2019 w/warranty

Built in 1985

## Essential Information

MLS® #	E4452779
Price	\$532,900



Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	1,914
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	66 Alexander Drive
Area	Leduc
Subdivision	Leduc Estates
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5G4

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking	220 Volt Wiring, Double Garage Attached, Front Drive Access, Heated, Over Sized, Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Paved Lane, Schools, Shopping Nearby, Vegetable Garden

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed August 12th, 2025

Days on Market 3

Zoning Zone 81

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