

# \$375,000 - 84 Bella Coola Drive, Leduc

MLS® #E4456798

**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,040 sqft  
Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

Welcome to this charming and affordable bungalow in Corinthia Park, a perfect home! This property is completely move-in ready boasting 3 bedrooms and 2 bathrooms, with a fresh coat of paint and newly upgraded bathroom. Recent upgrades include a new roof and for your peace of mind the aluminum wiring has been upgraded making it easy to insure. Over \$25,000 in recent upgrades. This home also features a double detached garage. The spacious yard is ready for your personal touch. Located in a mature neighborhood this home offers incredible value and a fantastic opportunity to own. Don't miss out!

Built in 1974

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4456798               |
| Price          | \$375,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,040                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 84 Bella Coola Drive |
| Area        | Leduc                |
| Subdivision | Corinthia Park       |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 4H6              |

## Amenities

|           |                                                                                                                 |
|-----------|-----------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Fire Pit, Hot Water Electric, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached                                                                                          |

## Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Fireplace    | Yes                                         |
| Fireplaces   | Woodstove                                   |
| Stories      | 2                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Finished                              |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                     |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Playground Nearby |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Vinyl                                                     |
| Foundation        | Concrete Perimeter                                              |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 28                  |
| Zoning         | Zone 81             |

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