

## \$425,000 - 28 Bella Coola Drive, Leduc

MLS® #E4432325

**\$425,000**

4 Bedroom, 1.50 Bathroom, 1,798 sqft

Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

MASSIVE 11,000 sf lot facing green space in Corinthia Park. Recent renovations & big bright windows accentuate this beautiful 1800sf 4 level split. The main floor has a large kitchen with stainless steel appliances & an eat-in table as well as a formal dining room & living room adjacent. Down a level is a gorgeous newly renovated family room with vinyl plank floors, painted fireplace & floating shelves. There's a half bath with laundry & a huge boot room with hooks & benches at the side entry en route to the huge yard & oversized double garage. Upstairs are 3 bedrooms & a large bathroom. The basement has a nicely set up work-out room & a 4th bedroom. Stunning yard features a two-tiered deck with a gazebo, firepit area, 2 sheds & all the grass you can imagine to run around on. Great neighbourhood & location close to Corinthia Park School & shopping. Mostly newer vinyl windows.

Built in 1974

### Essential Information

MLS® #	E4432325
Price	\$425,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,798
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	28 Bella Coola Drive
Area	Leduc
Subdivision	Corinthia Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4J3

### Amenities

Amenities	Deck, Fire Pit, Vinyl Windows
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 23rd, 2025

Days on Market 9

Zoning Zone 81

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