

## \$450,000 - 50 Bella Coola Drive, Leduc

MLS® #E4435505

**\$450,000**

5 Bedroom, 2.50 Bathroom, 1,733 sqft

Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

Discover this inviting 2-storey home at 50 Bella Coola Drive in the heart of Corinthia Park. Set on a large, beautifully landscaped lot, this 5-bed, 2.5-bath home has been designed with families in mind. The updated kitchen features warm oak cabinets and modern appliances, complemented by fresh paint, new baseboards, and updated flooring throughout. The spacious fully finished basement includes a fireplace, bar, an extra bathroom, and plenty of room for a family room, home gym, or playroom. Step outside to a generous private backyard with a gazebo, fire pit, storage shed, and new front gates for added charm. Enjoy three-season relaxation in the screened-in, covered sunroom. A detached double garage offers added convenience. Located close to schools, parks, walking trails, and recreational facilities including playgrounds, sports fields, and a skatepark. This home also provides easy access to major roads, making commuting simple. A perfect blend of comfort, updates, & location. All this home needs is YOU!

Built in 1975

### Essential Information

MLS® # E4435505

Price \$450,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,733                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 50 Bella Coola Drive |
| Area        | Leduc                |
| Subdivision | Corinthia Park       |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 4J2              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Bar, Deck, Detectors Smoke, Fire Pit, Gazebo, Parking-Extra, Sunroom |
| Parking   | Double Garage Detached   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Brick Facing, Insert, Woodstove   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Level Land, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Race |

Track, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Ecole Corinthia Park    |
| Middle     | Ecole Leduc Junior High |
| High       | Leduc Composite High    |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 28            |
| Zoning         | Zone 81       |

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Listing information last updated on June 6th, 2025 at 6:17am MDT