

\$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	35
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they

provide (MLS® , Multiple Listing Service®)
Listing information last updated on October 13th, 2025 at 1:02am MDT