

## \$349,900 - 30 Capri Road, Leduc

MLS® #E4429782

**\$349,900**

4 Bedroom, 2.50 Bathroom, 1,080 sqft

Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

Located on a quiet street in the popular Corinthia neighborhood, this 1080 sq. ft. bungalow is the perfect starter home. The convenient kitchen, with eating nook offers stainless steel appliances, plenty of cupboard space, garburator and metal can crusher. The living room is flooded with sunlight and a pellet stove adds to winter comfort. A vaulted ceiling provides a nice open feeling to the main floor. Adjoining dining room has space for a table, chairs and built in china cabinet. Primary bedroom with 2 pce ensuite, a second bedroom and a 4 pce bath complete the main floor. Basement is fully developed with a large family room, complete with bar sink and an Acorn wood burning stove. Two additional bedrooms, laundry area and 3 pce bath complete the lower level. This home comes with two furnaces. A double detached garage is accessed by the front driveway. Huge backyard has a garden shed and room for RV parking. Check out this great family home, close to schools, shopping and YEG.

Built in 1971

### Essential Information

MLS® # E4429782

Price \$349,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,080                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 30 Capri Road  |
| Area        | Leduc          |
| Subdivision | Corinthia Park |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 4L9        |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Detectors Smoke, Insulation-Upgraded, R.V. Storage, Vaulted Ceiling, Wet Bar |
| Parking Spaces | 5                                                                                             |
| Parking        | 220 Volt Wiring, Double Garage Detached                                                       |

### Interior

|                   |                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Compactor, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Wet Bar |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                  |
| Stories           | 2                                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                                                                             |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Metal, Stucco |
|----------|---------------------|

Exterior Features    Airport Nearby, Back Lane, C  
                                 Playground Nearby, Schools,  
Roof                     Asphalt Shingles  
Construction        Wood, Metal, Stucco  
Foundation          Concrete Perimeter



**School Information**

Elementary            Corinthia Park  
Middle                 Ecole Leduc Jr. High  
High                    Leduc Comp

**Additional Information**

Date Listed            April 9th, 2025  
Days on Market       12  
Zoning                  Zone 81

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