

## \$399,000 - 7 Chippewa Road, Leduc

MLS® #E4440832

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,027 sqft

Single Family on 0.00 Acres

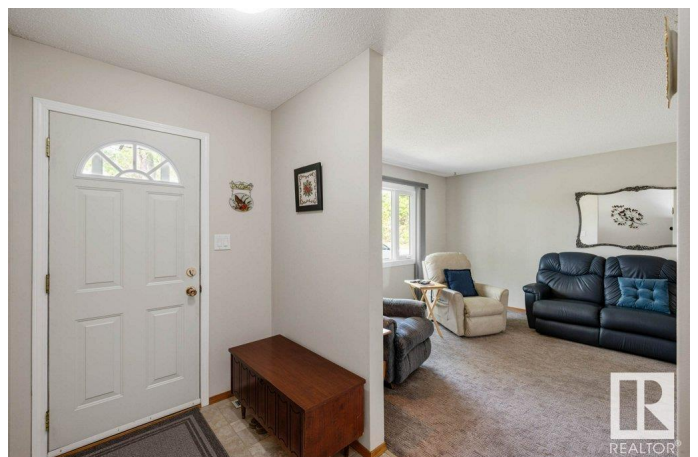
Corinthia Park, Leduc, AB

Discover this charming one-owner home that has been lovingly cared for and maintained throughout the years. Featuring 3 bedrooms and 2 baths, this home offers a perfect blend of comfort and functionality. Many updates such as FURNACE (2015) HTW tank (2018), KITCHEN, WINDOWS, SIDING, SHINGLES (30 year warranty), all add a comfortable touch while preserving the warm, inviting feel. Enjoy the peace and quiet of the neighborhood, situated within walking distance to schools, shopping, and everyday conveniences. The oversized single garage provides ample space for vehicles, storage, or a workshop, and the additional RV parking is a rare bonus! The yard is well-kept with a new concrete patio and plenty of garden beds, ready for your upcoming gardening & canning projects! Whether you're a first-time buyer, downsizing, or seeking a well-kept home in a prime location, this property delivers exceptional value. This home is a must-see with an attractive list price that won't last long!

Built in 1972

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4440832  |
| Price    | \$399,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,027                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 7 Chippewa Road |
| Area        | Leduc           |
| Subdivision | Corinthia Park  |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 4M9         |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Detectors Smoke, Hot Water Natural Gas, Patio, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Insulated, Over Sized, RV Parking, Single Garage Detached    |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Woodstove  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Vinyl  |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby, Vegetable Garden |

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

### **School Information**

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 81        |

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Listing information last updated on June 18th, 2025 at 2:17am MDT