

## \$375,000 - 21 Camelot Avenue, Leduc

MLS® #E4446677

**\$375,000**

4 Bedroom, 1.00 Bathroom, 1,051 sqft

Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

Nestled in the desirable neighbourhood of Corinthia Park, this charming bungalow sits on a spacious 52' x 120 lot offering incredible potential for homeowners or investors alike. Lovingly maintained over the years, this home boasts solid bones & evident pride of ownership, though it awaits your personal touch & modern updates to truly make it shine. One of the standout features is the separate entrance to the basement—an ideal opportunity to develop a secondary suite for extended family, guests or rental income. The layout lends itself well to future customization while already offering a comfortable living space. Outside, the oversized double detached garage provides ample room for vehicles, tools & storage. The expansive south-facing backyard is perfect for enjoying Alberta's sunny days. Whether you're looking to invest, renovate or settle into a quiet family-friendly area, this property delivers potential in spades—all within walking distance to schools, parks, and amenities.

Built in 1971

### Essential Information

MLS® # E4446677

Price \$375,000

Bedrooms 4



Bathrooms	1.00
Full Baths	1
Square Footage	1,051
Acres	0.00
Year Built	1971
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	21 Camelot Avenue
Area	Leduc
Subdivision	Corinthia Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4M4

### **Amenities**

Amenities	Off Street Parking, Hot Water Natural Gas, No Smoking Home, R.V. Storage
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

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

**School Information**

Middle	Ecole Leduc Jr High
High	Leduc Composite High

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	5
Zoning	Zone 81

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