

\$475,900 - 2 Athapaskan Drive, Leduc

MLS® #E4462979

\$475,900

1 Bedroom, 3.00 Bathroom, 1,206 sqft
Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

Beautifully maintained 1,206 sq. ft. bungalow featuring 5 bedrooms and 3 bathrooms. This bright and spacious home offers updated kitchens and bathrooms, newer shingles, vinyl siding, and modern windows up and down. Built in sump pump. Enjoy the convenience of two patio doors leading to two great decks, ideal for entertaining or relaxing. The home’s versatile lower level provides excellent flexibility for extended family. Nicely landscaped front and back yards add to the curb appeal. Fantastic location close to schools, hospital, and amenities.

Built in 1972

Essential Information

MLS® #	E4462979
Price	\$475,900
Bedrooms	1
Bathrooms	3.00
Full Baths	3
Square Footage	1,206
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



Community Information

Address	2 Athapaskan Drive
Area	Leduc
Subdivision	Corinthia Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4K3

Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Detached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 21st, 2025
Days on Market	2
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 23rd, 2025 at 2:17pm MDT