

## \$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
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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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