

# \$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 | 15                 |
| Zoning         | Zone 81            |

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Listing information last updated on November 5th, 2025 at 3:32pm MST