

## \$434,900 - 16 Chippewa Road, Leduc

MLS® #E4439917

**\$434,900**

6 Bedroom, 2.50 Bathroom, 1,216 sqft

Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

Welcome to this spacious 1200+ sq ft bungalow in the heart of Corinthia Park. The bright, open main floor offers a large kitchen with a pantry and plenty of cabinet space—perfect for family living or entertaining. The dining and living areas are filled with natural light and include the convenience of main floor laundry. There are three generous bedrooms, including a primary with 2-piece ensuite, plus a full main bath. The fully finished basement has a separate entrance and is ideal as an in-law suite with three more bedrooms, a second kitchen, full bath, and large rec room—offering great flexibility. Outside, enjoy a fenced backyard with concrete patio, RV parking, and an oversized garage. Close to schools, parks, shopping, and more, this well-maintained home combines comfort, space, and convenience. Welcome home!

Built in 1972

### Essential Information

MLS® #	E4439917
Price	\$434,900
Bedrooms	6
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,216
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	16 Chippewa Road
Area	Leduc
Subdivision	Corinthia Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4M8

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Detached, RV Parking

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Storage Shed, Window Coverings, Refrigerators-Two, Stoves-Two, Microwave Hood Fan-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 2nd, 2025
Days on Market	13
Zoning	Zone 81

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Listing information last updated on June 15th, 2025 at 5:02pm MDT