

## \$399,000 - 7 Chippewa Road, Leduc

MLS® #E4440832

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,027 sqft

Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

Discover this charming one-owner home that has been lovingly cared for and maintained throughout the years. Featuring 3 bedrooms and 2 baths, this home offers a perfect blend of comfort and functionality. Many updates such as FURNACE (2015) HTW tank (2018), KITCHEN, WINDOWS, SIDING, SHINGLES (30 year warranty), all add a comfortable touch while preserving the warm, inviting feel. Enjoy the peace and quiet of the neighborhood, situated within walking distance to schools, shopping, and everyday conveniences. The oversized single garage provides ample space for vehicles, storage, or a workshop, and the additional RV parking is a rare bonus! The yard is well-kept with a new concrete patio and plenty of garden beds, ready for your upcoming gardening & canning projects! Whether you're a first-time buyer, downsizing, or seeking a well-kept home in a prime location, this property delivers exceptional value. This home is a must-see with an attractive list price that won't last long!

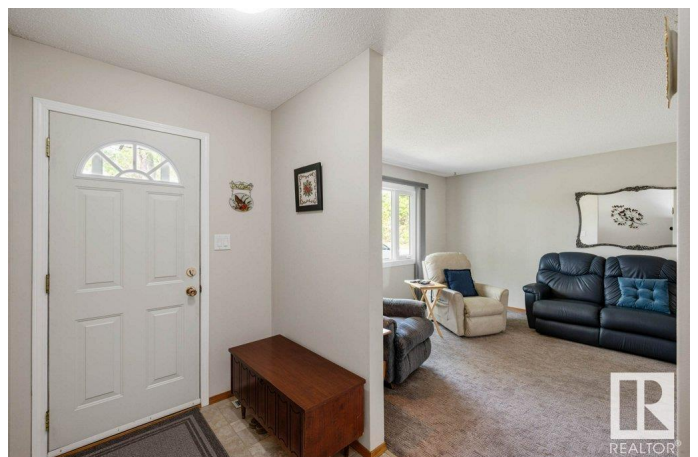
Built in 1972

### Essential Information

MLS® # E4440832

Price \$399,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,027
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	7 Chippewa Road
Area	Leduc
Subdivision	Corinthia Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4M9

### **Amenities**

Amenities	Detectors Smoke, Hot Water Natural Gas, Patio, Vinyl Windows
Parking Spaces	4
Parking	Insulated, Over Sized, RV Parking, Single Garage Detached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby, Vegetable Garden

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Corinthia Park
Middle	Leduc Junior High
High	Leduc Composite High

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	9
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 June 15th, 2025 at 3:32pm MDT