

\$375,000 - 21 Camelot Avenue, Leduc

MLS® #E4446677

\$375,000

4 Bedroom, 1.00 Bathroom, 1,051 sqft

Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

Nestled in the desirable neighbourhood of Corinthia Park, this charming bungalow sits on a spacious 52' x 120 lot offering incredible potential for homeowners or investors alike. Lovingly maintained over the years, this home boasts solid bones & evident pride of ownership, though it awaits your personal touch & modern updates to truly make it shine. One of the standout features is the separate entrance to the basement—an ideal opportunity to develop a secondary suite for extended family, guests or rental income. The layout lends itself well to future customization while already offering a comfortable living space. Outside, the oversized double detached garage provides ample room for vehicles, tools & storage. The expansive south-facing backyard is perfect for enjoying Alberta's sunny days. Whether you're looking to invest, renovate or settle into a quiet family-friendly area, this property delivers potential in spades—all within walking distance to schools, parks, and amenities.

Built in 1971

Essential Information

| | |
|----------|-----------|
| MLS® # | E4446677 |
| Price | \$375,000 |
| Bedrooms | 4 |



| | |
|----------------|------------------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,051 |
| Acres | 0.00 |
| Year Built | 1971 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 21 Camelot Avenue |
| Area | Leduc |
| Subdivision | Corinthia Park |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 4M4 |

Amenities

| | |
|-----------|--|
| Amenities | Off Street Parking, Hot Water Natural Gas, No Smoking Home, R.V. Storage |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Metal |
| Exterior Features | Airport Nearby, Back Lane, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Metal |
| Foundation | Concrete Perimeter |

School Information

| | |
|--------|----------------------|
| Middle | Ecole Leduc Jr High |
| High | Leduc Composite High |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 9th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 81 |

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