# \$315,000 - 130 Camelot Avenue, Leduc

MLS® #E4432657

## \$315,000

4 Bedroom, 1.50 Bathroom, 1,250 sqft Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

AFFORDABLE bungalow with lots of potential. This SOLID home is ready for some new owners. The main floor has a good size living room with a huge window for lots of natural light. The kitchen/dining area is just off the living area making entertaining easy! The kitchen overlooks the huge backyard, with another large window for plenty of light. Down the hall is the master suite with lots of room for a king size bed. Enjoy your own 2 piece ensuite & lots of closet space. Down the hall is bedroom #2 & #3 which are both good sizes. Finishing this level is a 4 piece bath.

Downstairs has 1 bedroom and the rest is wide open to develop as you like! Plenty of space to develop a recreation room for the 'big screen" TV, room for a pool table or a play area for the kids. The back yard is fenced & there is lots of space for the kids and your four legged friends to play. There is also room for a future garage. This home is solid & needs some updating to make it your own! Endless potential! Don't miss this one!

Built in 1973

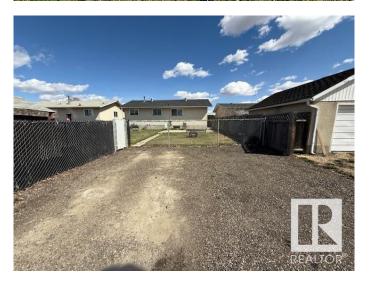
#### **Essential Information**

MLS® # E4432657 Price \$315,000

Bedrooms 4







Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,250 Acres 0.00 Year Built 1973

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 130 Camelot Avenue

Area Leduc

Subdivision Corinthia Park

City Leduc

County ALBERTA

Province AB

Postal Code T9E 4L1

### **Amenities**

Amenities Fire Pit

Parking Rear Drive Access

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Storage Shed,

Stove-Electric, Window Coverings

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, Fenced, Golf Nearby, Low Maintenance

Landscape, Playground Nearby, Public Swimming Pool, Public

Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof Asphalt Shingles

Construction Wood, Metal

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 24th, 2025

Days on Market 8

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 May 2nd, 2025 at 8:32pm MDT