

## \$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          |

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Listing information last updated on May 2nd, 2025 at 8:32pm MDT