

\$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	2
Zoning	Zone 81

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Listing information last updated on July 11th, 2025 at 9:17pm MDT