

## \$384,500 - 74 Apache Crescent, Leduc

MLS® #E4457549

**\$384,500**

4 Bedroom, 1.50 Bathroom, 1,117 sqft

Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

Here is your opportunity to own as a 1st-time home buyer; family or investor in Leduc - close to everything you need from schools; parks; shopping; restaurants - you name it. This 1,116 SqFt 4-Level Split (Total 1,609 SqFt) has 4 Bedrooms; 2 Bathrooms & an oversized Attached Double Garage. UPGRADES include: Newer Windows; New Eaves; Hi-Efficient Furnace; New Blinds. The Main floor has a spacious Living Room & Dining Room that leads to the functional Kitchen that has plenty of cabinets & countertops. It overlooks the large Family Room on the Lower Level where you will also find the Laundry & Bathroom as well as the 4th Bedroom. The Upper floor has 3 Bedrooms that includes a large Primary Bedroom as well as the Main Bathroom. The Basement & crawl space are great for storage and/or future development. The yard is landscaped with large, mature trees & fencing. Don't let this opportunity pass you by!

Built in 1974

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457549  |
| Price     | \$384,500 |
| Bedrooms  | 4         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,117                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 74 Apache Crescent |
| Area        | Leduc              |
| Subdivision | Corinthia Park     |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 4H4            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Patio                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|              |                                                                                                                                                         |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                                                               |
| Stories      | 3                                                                                                                                                       |
| Has Basement | Yes                                                                                                                                                     |
| Basement     | Full, Partially Finished                                                                                                                                |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                   |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                     |
| Construction      | Wood, Brick, Vinyl                                                                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 12th, 2025

Days on Market                6

Zoning                            Zone 81

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Listing information last updated on September 18th, 2025 at 4:47am MDT