

# \$395,000 - 15 Chippawa Road, Leduc

MLS® #E4435553

**\$395,000**

4 Bedroom, 2.00 Bathroom, 1,064 sqft  
Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

Located in a desirable area just minutes from the high school, parks, tennis courts, and shopping, this home is truly move-in ready. The spacious living room features a large window that brings in an abundance of natural light and flows seamlessly into the dining area. The bright and open kitchen offers plenty of cabinetry and stainless steel appliances, perfect for family living or entertaining. The main floor includes three generously sized bedrooms and an a full bathroom. The fully finished basement, with a separate entrance includes a large family room, additional bedroom, and a den/flex room offering plenty of space and functionality. Enjoy the large fenced backyard with fresh grass and concrete patio. Welcome Home!

Built in 1972

## Essential Information

MLS® #	E4435553
Price	\$395,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,064
Acres	0.00
Year Built	1972



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	15 Chippawa Road
Area	Leduc
Subdivision	Corinthia Park
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 4M9

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 9th, 2025
Days on Market	3
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 12th, 2025 at 9:17am MDT