

## \$575,000 - 2 Alton Drive, Leduc

MLS® #E4456030

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,503 sqft

Single Family on 0.00 Acres

Lakeside Estates (Leduc), Leduc, AB

Let this Lakeside Estates, fully developed, 1502 sq.ft. bungalow wow you! RV PARKING, central air, oversized 24' x 24' heated garage plus a 164' deep x 72' wide landscaped & fenced yard. No neighbors to one side. Stepping inside the large foyer you are greeted by an abundance of natural light. Open floor plan features a flex/dining room, living room with corner gas fireplace, vaulted ceiling & large picture window with great backyard views! The oak kitchen is a delight & boasts ample cabinets, under cabinet lighting, new microwave hood fan & garden window above sinks. Spacious adjoining dinette has corner windows plus garden door leading to raised deck. Two bedrooms; master with a garden door leading to separate deck, walk in closet & a pocket door leading to a 4 pc ensuite with jetted tub and separate shower. Large back entry is also home to the laundry room with lots of cabinets, sink & closet. FD lower level boasts large windows, family room, 2 bedrooms, 3 pc bath plus large utility/storage room.

Built in 1997

### Essential Information

MLS® # E4456030

Price \$575,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,503                  |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2 Alton Drive            |
| Area        | Leduc                    |
| Subdivision | Lakeside Estates (Leduc) |
| City        | Leduc                    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T9E 5K4                  |

### Amenities

|           |                                                                               |
|-----------|-------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Air Conditioner, Deck, Dog Run-Fenced In, Vaulted Ceiling |
| Parking   | Double Garage Attached                                                        |

### Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                       |
| Fireplaces        | Corner                                                                                                                                                                                                    |
| Stories           | 2                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                                                            |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                            |
| Exterior Features | Cross Fenced, Fenced, Fruit Trees/Shrubs, Golf Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Vinyl                                                            |
| Foundation        | Concrete Perimeter                                                     |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 12                  |
| 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 September 15th, 2025 at 3:02am MDT