

## \$319,900 - 16 Camelot Avenue, Leduc

MLS® #E4462790

**\$319,900**

3 Bedroom, 1.00 Bathroom, 1,015 sqft

Single Family on 0.00 Acres

Corinthia Park, Leduc, AB

This charming 1015 sq. ft. bungalow is in a fantastic location, backing onto Kinsmen Park and playground, and near Leduc Comp High School. It features a cozy brick fireplace in the bayed-out living room and a convenient U-shaped kitchen that overlooks a fenced backyard adorned with an apple tree. The main level offers three bedrooms and a 4-piece bathroom with a walk-in tub. The basement has had some water issues that have been addressed but still requires finishing. A 22 x 24 heated garage completes the package all with back alley access. Needs a little TLC to bring back to its potential again. Pool table is included in price.

Built in 1971

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4462790               |
| Price          | \$319,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,015                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 16 Camelot Avenue |
| Area        | Leduc             |
| Subdivision | Corinthia Park    |
| City        | Leduc             |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T9E 4M3           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                                           |
|--------------|-------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Garage Opener, Storage Shed, Vacuum Systems, Washer, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                 |
| Fireplace    | Yes                                                                                       |
| Fireplaces   | Brick Facing                                                                              |
| Stories      | 1                                                                                         |
| Has Basement | Yes                                                                                       |
| Basement     | Full, Partially Finished                                                                  |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                                       |
| Exterior Features | Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Paved Lane, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Metal, Stucco                                                                       |
| Foundation        | Concrete Perimeter                                                                        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 81            |

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