

## \$379,900 - 67 Alexander Drive, Leduc

MLS® #E4447919

**\$379,900**

4 Bedroom, 2.50 Bathroom, 1,232 sqft  
Single Family on 0.00 Acres

Leduc Estates, Leduc, AB

Fantastic Location in Sought-After Leduc Estates! This spacious bungalow is perfectly situated close to schools, parks, shopping, and offers quick access to the QE2 for an easy commute. Inside, you'll find 3 bedrooms, a 4-piece bathroom and a 2-piece ensuite on the main level. The lower level is fully finished with a cozy fireplace a 4th bedroom—ideal for guests, a home office, or a growing family and another 3-piece bathroom. And here's the bonus: a massive double garage measuring 24 feet wide by 28 feet deep, with impressive high ceilings—perfect for trucks, a workshop, and all your storage needs. The property has a maintenance-free chain link fence, creating two separate yard spaces and plenty of extra room in the front.

Built in 1976

### Essential Information

MLS® #	E4447919
Price	\$379,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,232
Acres	0.00



Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	67 Alexander Drive
Area	Leduc
Subdivision	Leduc Estates
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5G5

### **Amenities**

Amenities	Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Freezer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal
Exterior Features	Airport Nearby, Corner Lot, Fenced, Landscaped, No Back Lane, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 15th, 2025

Days on Market 1

Zoning Zone 81

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