

## \$449,900 - 10 Alton Dr, Leduc

MLS® #E4463617

**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,367 sqft

Single Family on 0.00 Acres

Leduc Estates, Leduc, AB

Welcome to this beautifully maintained 3-bedroom bungalow in desirable Leduc Estates! This charming home, sits on a generous 50'x113.7' lot. Step inside to a bright and welcoming foyer that opens into a spacious vaulted ceiling living area and dining area with a large bay window and plenty of natural light. The kitchen features a central island, abundant cabinets, and great counter space, with patio doors leading to a covered deck—perfect for morning coffee or evening BBQs. The primary bedroom offers a walk-in closet and a private 3-piece ensuite, while two additional bedrooms and a full bath provide comfortable space for family. The basement is open and ready for future development to suit your needs & also has laundry. Recent upgrades include new blinds, new paint, PEX plumbing, newer shingles, furnace, hot water tank, central air conditioner, a 22'x22' double attached garage, and two handy storage sheds & fully landscaped backyard. Close to parks, schools, shopping, airport, and all amenities.

Built in 1990

### Essential Information

MLS® # E4463617

Price \$449,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,367                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 10 Alton Dr   |
| Area        | Leduc         |
| Subdivision | Leduc Estates |
| City        | Leduc         |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T9E 6H2       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                      |
| Stories           | 1                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                                               |

### Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                 |
| Exterior Features | Airport Nearby, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 81            |

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Listing information last updated on October 30th, 2025 at 3:17pm MDT