# \$645,000 - 184 William Bell Drive, Leduc

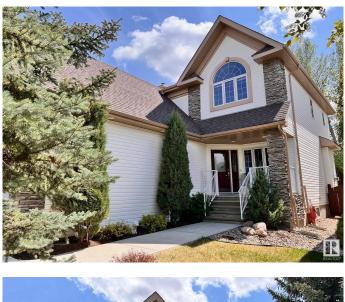
MLS® #E4432045

#### \$645,000

5 Bedroom, 3.50 Bathroom, 2,500 sqft Single Family on 0.00 Acres

Lakeside Estates (Leduc), Leduc, AB

Pride of Ownership abounds in this Quality Gem built by Darren Homes. PERFECT FAMILY HOME has all the "I Wants" plus more! Enjoy 3+2 bedrooms, 3.5 baths, a living room, bonus room + family room; space galore! Bask in the comfort of two fireplaces, infloor heat in lower level, 2 furnaces, instant hot water, hardwood, vaulted ceilings, mn floor laundry & den! Foyer leads to your open concept living/dining/kitchen space; great for family gatherings! Gleaming white kitchen offers an abundance of cabinets, island with granite. Adjoining dinette boasts bay window & garden door leading to deck; gas BBQ hookup. LR features wall to wall built in with fireplace. Handsome staircase leads to upper level; home to 3 bedrooms plus bonus room with fireplace & an upper deck. All bedrooms have walk in closets. The FD lower level offers recreation room, 2 bedrooms, 3 pc bathoom plus storage. Manicured back yard is a delight with interlocking bricks, fully fenced, shed + playhouse & backs small greenbelt with mature trees!







Built in 1997

#### **Essential Information**

MLS® #	E4432045
Price	\$645,000

Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,500
Acres	0.00
Year Built	1997
Туре	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

# **Community Information**

184 William Bell Drive	
Leduc	
Lakeside Estates (Leduc)	
Leduc	
ALBERTA	
AB	
T9E 8A4	

# Amenities

Amenities	Deck, Front Porch, Hot Water Instant, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated

# Interior

Interior Features	ensuite bathroom	
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings	
Heating	Forced Air-2, In Floor Heat System, Natural Gas	
Fireplace	Yes	
Fireplaces	Corner, Heatilator/Fan, Mantel	
Stories	3	
Has Basement	Yes	
Basement	Full, Finished	

## Exterior

Exterior Wood, Stone, Vinyl

Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

#### **Additional Information**

Date Listed	April 22nd, 2025

Days on Market 28

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 20th, 2025 at 1:17pm MDT