

## **\$659,000 - 184 William Bell Drive, Leduc**

MLS® #E4432045

**\$659,000**

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 bathroom 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 \$659,000



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

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 184 William Bell Drive   |
| Area        | Leduc                    |
| Subdivision | Lakeside Estates (Leduc) |
| City        | Leduc                    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | 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 | 15               |
| Zoning         | Zone 81          |

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Listing information last updated on May 7th, 2025 at 8:02am MDT