

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

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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 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                        \$645,000

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
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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	41
Zoning	Zone 81

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