



## Leduc Alberta

\$419,900

22' x 26' HEATED GARAGE! NEW CARPET, LIGHTS, HOUSE SHINGLES & PAINT! UPGRADED INSULATION! Looking for something the oversized garage AND a yard to enjoy? This 1382 sq ft 4 bed, 2.5 bath home is a great value add package for you! Open concept main floor layout w/ new pot lights and plush carpet, gas fireplace & living room for entertaining. L shaped kitchen w/ space for the dining table; terrific spot for family gatherings! Upstairs brings 3 good sized bedrooms inc the primary bed w/ walk in closet and 3 pce ensuite. Another 4 pce bath & linen storage. The basement brings a 4th bedroom, laundry, & family room for movie marathons or play space for the kids! Your backyard offers a large deck, fully fenced & landscaped; great spot for the summer bonfires! Hot tub negotiable. Stunning oversized heated garage w/ spray foam insulation for added efficiency. Located blocks away from Caledonia School & access to parks & trails, a great starter home or investment property! A must see! (id:6769)

Bedroom 4 2.7 m X 4.78 m  
Recreation room 5.98 m X 4.73 m  
Laundry room 3.75 m X 2.25 m  
Living room 4.36 m X 5.17 m

Kitchen 4.41 m X 4.6 m  
Primary Bedroom 4.41 m X 3.79 m  
Bedroom 2 3.14 m X 3.42 m  
Bedroom 3 3.94 m X 3.32 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://kevindoyle.remax.ca/>



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