



## Leduc Alberta

\$199,900

PERFECT OPPORTUNITY to own an ADULT CONDO (55+) offering rare CONCRETE CONSTRUCTION & in suite AIR CONDITIONING in CENTRAL LEDUC close to the Hospital, Library, shopping, theatre, restaurants plus all the amenities the area has to offer! This second floor unit offers 874 square feet of living area featuring IN SUITE LAUNDRY (with newer washer & dryer) a 4 piece bathroom, a SPACIOUS PRIMARY bedroom plus a lovely DEN/BEDROOM with FRENCH DOORS off of the GREAT ROOM STYLE living area. The kitchen features plenty of cabinetry with NEWER STAINLESS APPLIANCES & the entire suite had professionally installed luxury vinyl plank flooring throughout in 2023. The COVERED SOUTH BALCONY allows for plenty of NATURAL LIGHT into the home. Lots of storage throughout the suite and an INDOOR PARKADE STALL will be assigned on possession! Come home to this WELCOMING & WELL MANAGED ADULT COMMUNITY perfectly located in the HEART OF LEDUC! (id:6769)

Living room 4.15 m X 3.36 m

Dining room 1.98 m X 3.36 m

Kitchen 2.96 m X 3.36 m

Den 4.08 m X 2.82 m

Primary Bedroom 4.22 m X 3.02 m

Laundry room 3.4 m X 2.22 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.horsepowerranch.com/>



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