



# Leduc Alberta

\$235,000

IMMEDIATE POSSESSION! NICELY UPGRADED! BACKING WALKING TRAIL! ATTACHED GARAGE! CENTRAL A/C! Looking for your first home or investment property? This 2 bed, 2 bath townhouse in the Rushes of Southfork shows well; great turnkey option! Feat: engineered hardwood, granite countertops throughout, stainless steel appliances, 24' deep garage w/ additional storage behind, upstairs laundry, & more! Lower level oversized single garage / mechanical / storage leads upstairs to your open concept living / kitchen / dining space; terrific spot for movies & visiting with guests. Access to the back deck & closet. Upstairs brings two bedrooms! One with the 3 pce ensuite & walk in closet; the other with walk in closet. 4 pce bathroom & laundry steps away. Quick access to Highway 2, EIA, & Leduc Common for shopping & amenities. Embrace the maintenance free lifestyle; unlock, unpack, & enjoy! (id:6769)

Primary Bedroom 4.64 m X 3.35 m

Bedroom 2 3.52 m X 3.08 m

Living room 3.55 m X 4.75 m

Dining room 3.55 m X 1.59 m

Kitchen 3.09 m X 3.46 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



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