



## Leduc Alberta

\$239,900

PRIDE OF OWNERSHIP! HARDWOOD & GRANITE PACKAGE! 31' DEEP GARAGE! Stop renting & start owning!

This 1242 sq ft 2 bed, 2.5 bath home has been cared for & shows well. Granite countertops w/ subway tile throughout, engineered hardwood flooring with newer vinyl plank flooring upstairs, S/S appliances, updated paint, ample natural light & more! Main floor living space unites the kitchen / dining / living room together with a true open concept design. 2 pce bathroom & rear deck access for convenience. Upstairs brings dual primary bedrooms, each with their own 4 pce ensuite w/ tile flooring & walk in closet! Upper laundry & linen storage. Private deck for summer BBQs. Quick access to EIA & Hwy 2, amenities, schools, & multiple playgrounds steps away. Condo fees of \$408.51 inc snow removal & landscaping, professional management. Terrific first home or investment property; great value! (id:6769)

Living room 4.62 m X 4.25 m

Dining room 3.51 m X 1.76 m

Kitchen 3.16 m X 3.71 m

Primary Bedroom 3.53 m X 3.01 m

Bedroom 2 3.58 m X 3.34 m

Laundry room 0.97 m X 1.56 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



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