



Leduc Alberta

\$329,900

PERFECT STARTER HOME! FINISHED BASEMENT! RV PARKING! IMMEDIATE POSSESSION! Searching for an affordable move in ready home without condo fees? This 1117 sq ft 3 bed, 1.5 bath duplex has several upgrades & cute as a button! Feat: A/C, vinyl windows, newer carpet & laminate flooring, shingles (2020), vinyl siding, asphalt driveway, fully fenced & landscaped, high efficient furnace, & more! Large living room w/ adjacent 2 pce bath creates the ideal space for family visits. Eat in dining nook w/ built in bench seating, U shaped kitchen w/ painted cabinets, laminate countertops, & stainless steel appliances for preparing dinner! Upstairs brings 3 bedrooms including the large primary bedroom & large closet, 4 pce bathroom & linen storage. Your basement is fully finished w/ carpet, updated paint, laundry, freezer & storage space. Outside is the perfect spot for the kids to play or dogs to roam, as its fully fenced w/ planter boxes & room to add a garden. Only steps the LRC & parks; a great option; shows well! (id:6769)

Family room Measurements not available

Laundry room 5.81 m X 3.84 m

Recreation room 5.59 m X 5.71 m

Living room 5.88 m X 3.77 m

Dining room 3.51 m X 3.75 m

Kitchen 2.37 m X 2.56 m

Primary Bedroom 5.19 m X 2.93 m

Bedroom 2 2.71 m X 3.18 m

Bedroom 3 3.03 m X 2.6 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

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



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.