



## Leduc Alberta

\$425,000

STUNNINGLY LANDSCAPED! 24' DEEP GARAGE! GORGEOUS UPGRADES! A/C! Looking for a BETTER THAN NEW duplex? This 1497 sq ft 3 bed, 2.5 bath Santos Construction duplex shows a 10, and is perfect for your first home or investment property! Feat: vinyl plank flooring, beautiful kitchen w/ quartz countertops, S/S appliances, sleek black handles & lighting package, A/C, 2 tier deck, shed & play structure, concrete walkways, artificial grass in the front, & more! Open concept main floor unites the living / dining / kitchen space for ideal entertaining. Your upper level brings 3 bedrooms, including the primary bed w/ 4 pce ensuite & walk in closet w/ custom MDF shelving. The basement is partially finished, with subfloor completed & room for a 4th bedroom, rec space, & another bathroom. The yard is gorgeous! Terrific views of greenspace across the road, room for the kids to play, & enjoy summer BBQs in comfort! Located only steps to the Dinosaur Park & quick access to Hwy 2A & LRC, its a great spot to be! A must see. (id:6769)

Living room 3.56 m X 4.95 m

Dining room 3.05 m X 2.48 m

Kitchen 3.05 m X 3.92 m

Primary Bedroom 4.06 m X 3.84 m

Bedroom 2 3.63 m X 3.14 m

Bedroom 3 2.76 m X 3.69 m

Laundry room 1.63 m X 2.12 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



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