



## 230 Kirpatrick Way Leduc AB

\$425,000

Great 2 storey home featuring 3 bedrooms, 2.5 bathrooms, double detached garage, fully fenced yard and central A/C. Main floor consists of a open floor plan with the living room, dining room and kitchen perfect for your entertaining needs. Ease of access to the main floor half bathroom and Laundry. Off the kitchen is the access to the back deck overlooking your spacious back yard. Upstairs is the Primary bedroom with a walk in closet and 3pc ensuite bathroom. Completing upstairs is 2 more spacious bedrooms and your main 4pc bathroom. Downstairs is open and inviting waiting for your touches. The location of this home is a short walk down the street to the school, close to all amenities for your shopping needs and with easy access out to highway 39 west or heading out on Hwy 2. This spot has it all.

Listing Presented By:



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