



3811 34 Avenue Leduc AB

\$399,900

Meticulously maintained & upgrades galore make this Caledonia Park Bungalow a standout gem for those seeking the perfect blend of modern comfort & timeless charm. Featuring 3 bed/2.5 bath, newer A/C, FURNACE, HOT WATER TANK, SHINGLES, EXT DOORS & VINYL WINDOWS THROUGHOUT. The main floor living room welcomes you with rich hardwood floors & cozy electric fireplace. The eat-in kitchen features upgraded cabinets, granite countertops, stylish backsplash & high-end appliances. The primary bedroom is the ultimate in comfort with his & hers closets and a 3pc bath. 2 secondary bedrooms & 4pc bath complete this level. A finished basement adds valuable living space, perfect for a recreation room, home gym or guest suite. HEATED double garage provides secure parking & storage. Extra LONG & WIDE driveway is perfect for loading up the RV for weekend get aways . Located within walking distance to the Rec Center, parks, schools & amenities, this home offers the ultimate in convenience & connectivity for active families.

Listing Presented By:



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