



4525 46A Avenue Leduc AB

\$329,000

WELCOME to your ideal starter home, retirement home or investment opportunity! This charming 2 +1-bedroom BUNGALOW is nestled in South Telford. Great location close to Telford Lake and the walking paths, schools, playgrounds, recreation, shopping, & more! You are greeted to this charming home by the inviting living room with hardwood floor. The kitchen has nice cabinets, ceramic tile, UPDATED Stainless Steel appliances (2023), & an adjacent dining area new patio door (2021) to the back deck. 2 BEDROOMS on the main, provide a peaceful retreat. The 4-pc bathroom had been upgraded. The lower level is fully developed with a bedroom, rec room, 3 pc bathroom and large storage room and Laundry/Utility room. Many upgrades were completed in 2021 that include front window and patio doors, new shingles Hot water tank and the garage door in 2020. A New fence offers privacy for the large back yard. Quick possession is available!

Listing Presented By:



Originally Listed by:
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