



## 51 CAMPBELL Road Leduc AB

\$389,900

22' x 29' OVERSIZED HEATED GARAGE! NEWER SHINGLES! FINISHED BASEMENT! NEW FURNACE & A/C!  
MOVE IN READY! Looking for one of the biggest garages in the area? Wanting the big ticket items replaced?  
This 1331 sq ft 3 bed, 1.5 bath 2 story w/ tons of street parking shows exceptionally well! Cute front porch leads inside to the spacious living room w/ hardwood flooring & large bay window for ample natural lighting. U shaped kitchen w/ white cabinetry, new dishwasher & tile flooring, eat in dining, 2 pce bath & access to outdoors. Upstairs is home to 3 bedrooms, including the primary bed w/ massive walk in closet! Additional 4 pce bath & linen storage. The basement is fully finished, w/ wide open rec room space for movie night or your home gym! Add a 4th bedroom if desired or leave it open concept. New washer/dryer, mechanical room, & spacious storage room complete the space. The backyard is fully fenced & landscaped; generous deck for summer BBQs! Room for the trampoline & toys. Shows well, a must see!

Listing Presented By:



Originally Listed by:  
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