



## 3107 Leduc Crescent Calgary Alberta

\$699,000

Super opportunity to live on popular Leduc Crescent in Lakeview! Lovely patio doors off one bedroom lead to West facing garden with a spacious newer deck. This home features some newer windows, roof, wood burning fireplace, 2 full baths, hardwood floors and a total of 4 bedrooms. Perfect for the growing family to make it your own or a fabulous lot to build your dream home. All inclusions & home are being sold WHERE IS AS IS. Current RPR does not have Compliance. Offers, if any, will be reviewed on Monday, January 6, 2025. at 3:00 pm. Seller has the option of accepting an offer prior to that time. (id:6769)

Recreational, Games room 20.58 Ft x 16.58 Ft

Bedroom 17.83 Ft x 10.75 Ft

Storage 5.83 Ft x 11.17 Ft

3pc Bathroom 6.92 Ft x 7.25 Ft

Laundry room 7.00 Ft x 8.00 Ft

Furnace 5.50 Ft x 4.67 Ft

Living room/Dining room 21.25 Ft x 18.17 Ft

Kitchen 12.50 Ft x 12.58 Ft

Bedroom 8.67 Ft x 10.33 Ft

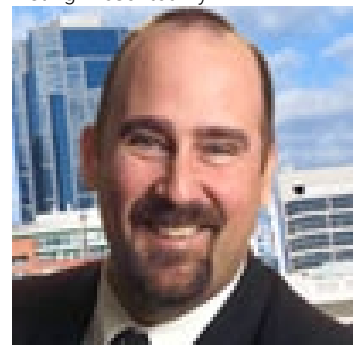
Bedroom 12.33 Ft x 8.58 Ft

Primary Bedroom 12.58 Ft x 12.17 Ft

5pc Bathroom 12.42 Ft x 4.92 Ft

Other 12.42 Ft x 12.17 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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