



## Leduc Alberta

\$555,000

Pride of ownership throughout this well maintained 1220 sqft bungalow on a desirable corner lot backing a walking path just steps from a park. Custom built by Jacobs Construction. Offering 4 bedrooms (2 up, 2 down) and 3 bathrooms including an ensuite, this home features a bright layout with main floor laundry and numerous updates.. NEW ROOF IN 2021, HOT WATER TANK IN 2023, UPDATED KITCHEN APPLIANCES, NEW CARPET, FRESH PAINT, BLINDS, and CENTRAL A/C. The fully developed basement is perfect for entertaining with a gas fireplace and wet bar with fridge. Enjoy added comfort with deep soaker tubs, a sit-down shower, and window mirror tint for privacy. The HEATED 26X26 FULLY FINISHED GARAGE includes RADINAT HEAT, FLOOR DRAIN , HOT/COLD TAPS, and 220V power and even central vac. Outside features a large driveway, 12x10 shed, poured patio, Kwik curb edging, long driveway & quiet cul de sac. This move-in ready property offers quality and location. In the neighborhood in Bridgeport. Some photos virtually staged (id:6769)

Family room 10.92 m X 4.74 m

Bedroom 3 3.76 m X 2.55 m

Bedroom 4 3.12 m X 4.52 m

Utility room 7.72 m X 2.27 m

Living room 3.73 m X 4.06 m

Dining room 3.96 m X 2.98 m

Kitchen 5.11 m X 4.53 m

Primary Bedroom 3.82 m X 4.67 m

Bedroom 2 3.22 m X 2.72 m

Laundry room 2.01 m X 1.62 m

Listing Presented By:



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