



## Leduc Alberta

\$449,000

A well-maintained duplex bungalow in an adult (55+) living community in the desirable Lakeside Estates area. One of the largest units over 1500 SQFT main floor and full developed basement. Lots of natural light thanks to its end unit location, vaulted ceiling living room skylight & large basement windows. A bright main floor with open-concept layout, large kitchen, dining & living room with cozy gas fireplace. A large primary bedroom, 3-pc ensuite & walk in closet, 2nd bedroom with murphy bed, 4-pc main bathroom with walk-in tub, & main floor laundry. In the basement enjoy a 3rd bedroom, large 3-pc bath with storage cabinets, & large recreation room with wet bar. There is ample storage throughout with cold room & workbench for home projects. Relax on west facing backyard deck with powered wall awning. Out front is the attached double garage, & charming front porch. Visitor & RV parking directly across from the unit. Close to shopping, schools, recreation, golfing & all of Leduc's amenities. (id:6769)

Family room 4.78 m X 4.78 m

Bedroom 3 4.48 m X 3.77 m

Living room 5.84 m X 3.57 m

Dining room 3.35 m X 3.64 m

Kitchen 3.4 m X 4.12 m

Primary Bedroom 4.47 m X 6.73 m

Bedroom 2 2.81 m X 4.8 m

Listing Presented By:



Originally Listed by:  
Maxwell Heritage Realty

<https://bryceyoung.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.