



## Leduc Alberta

\$144,900

Welcome Home! Attention first time buyers! Why pay rent? Own a home instead! A renovated over 1400 Sq. Ft. mobile home located in west Leducs Aspen Creek. Enjoy home ownership at an affordable price! This 2-bedroom, 2-bathroom home is complete with a spacious open concept kitchen, dining area, large living room, laundry room, and mud room with a side-door porch. A well-maintained home in great condition! Perfect for a small family, young couple, or retired seniors. Outside you have a parking pad right in front and a fenced/landscaped backyard with a fire pit and a shed. No neighbours behind you, just a south facing open space for entertaining with family or friends. With a quite small-town feeling, Leduc is a great place to live. In the Suntree neighbourhood, the home is close to West Haven School and located minutes from shopping, restaurants, golf course and everything Leduc has to offer. Move in today and enjoy a great bedroom community feeling near to Nisku, Edmonton, and the International Airport. (id:6769)

Living room 4.96 m X 4.37 m

Dining room 4.19 m X 2.64 m

Kitchen 4.19 m X 3.09 m

Primary Bedroom 4.27 m X 5.72 m

Bedroom 2 3.29 m X 3.03 m

Listing Presented By:



Originally Listed by:  
Coldwell Banker Haida Realty

<http://www.bryceyoung.ca/>

**RE/MAX ELITE**

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