



## Leduc Alberta

\$299,900

Welcome to this beautifully maintained 2-storey half-duplex with a single attached garage in the family-friendly city of Leduc! Perfectly located just minutes from schools, parks, shopping, major commuter routes, and the YEG Airport, this home offers both comfort and convenience. The open-concept main floor features a spacious living room with a cozy gas fireplace and central A/C for year-round comfort, a bright dining area, and a functional kitchen complete with a breakfast bar, garburator, and a new dishwasher and microwave. A convenient 2pc bath completes the main level. Upstairs, you'll find 3 bedrooms, upper-floor laundry, a 4pc bath, and a spacious primary suite with a walk-in closet and 4pc ensuite. The fully finished basement adds even more living space with a recreation room and an additional 4pc bath. Enjoy summer evenings on the backyard deck with a gas line for your BBQ. Thoughtful updates include a new hot water tank and sump pump, while central vacuum adds everyday convenience. (id:6769)

Recreation room Measurements not available

Living room 3.52 m X 4.03 m

Dining room 2.34 m X 2.78 m

Kitchen 2.36 m X 2.79 m

Primary Bedroom 3.63 m X 4.42 m

Bedroom 2 2.86 m X 3.32 m

Bedroom 3 2.88 m X 3.29 m

Laundry room 2.42 m X 1.38 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



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