



## Leduc Alberta

\$394,900

CHARMING DOLCE VITA DUPLEX BACKING ONTO GREENSPACE. Step into this 1436 sqft 3 bdrm duplex, where modern elegance meets functional living. The main floor boasts an open floorplan w/ vinyl OAK FLOORING, creating a warm & inviting space. The kitchen features S/S APPLIANCES, GRANITE COUNTERTOPS, SPACIOUS ISLAND, & TILE BACKSPLASH. The bright dining area overlooks the backyard, while the adjoining living room offers a cozy GAS FIREPLACE--perfect for relaxing evenings. Upstairs, you'll find a luxurious PRIMARY SUITE, complete w/ W-I CLOSET & 3pc ENUIE w/ walk-in shower. 2 additional bdrms w/ dbl closets, main bath & laundry complete this level. The full basement offers endless potential, w/ roughed-in plumbing, ready for development. Outside, enjoy the DECK w/ gas hookup, single car GARAGE & fenced yard. Nestled in the desirable Robinson Community, this home offers access to nature trails, pond, & fantastic outdoor amenities. A perfect blend of style, comfort, and location awaits! (id:6769)

Living room 3.09 m X 4.17 m

Dining room 2.75 m X 3.3 m

Kitchen 2.74 m X 3.87 m

Primary Bedroom 3.73 m X 5.45 m

Bedroom 2 2.89 m X 4.3 m

Bedroom 3 2.83 m X 4.3 m

Listing Presented By:



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