



Leduc Alberta

\$365,000

Enrich Your Life In One Of Leduc's Most Family-Friendly Neighborhoods! Architecturally Controlled Streetscapes Link To Professionally Planned Parks, A Serene Pond, And An Extensive Multi-Way Path System. Tucked Away In A Quiet Cul-De-Sac, This Home Is Within Walking Distance Of A K-8 School And Just One Block From One Of Five Local Playgrounds. The Main Floor Features A Spacious Living Room Anchored By A Cozy Corner Gas Fireplace. The Well-Planned Eat-In Kitchen Offers An Abundance Of Counter And Cabinet Space, With Quick Access To A 2-Piece Powder Room And The 14'x14' Back Deck. Upstairs, Discover Two Oversized Bedrooms, Each Boasting Its Own 4-Piece Ensuite And Walk-In Closet--A Rare Dual-Suite Layout! The Fully Developed Basement Adds A Third Bedroom, A Family Rec Area, And A Bathroom With A Deep Soaker Tub. Additional Highlights Include Back Alley Access, A Fully Fenced Yard, On-Site Parking, And A Convenient BBQ Gas Line On The Deck. This Home Perfectly Blends Comfort And Community. (id:6769)

Family room 14'2" x 14'3"

Bedroom 3 8'9" x 11'4"

Living room 13' x 17'4"

Dining room Measurements not available

Kitchen 16'9" x 15'7"

Primary Bedroom 11'4" x 14'

Bedroom 2 12'7" x 12'5"

Listing Presented By:



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Maxwell Heritage Realty

<https://francineallan.maxwellrealty.ca/>



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