



# Leduc Alberta

\$397,000

Perfect for a first-time buyer or savvy investor, this beautifully maintained 2-storey, 1,435 sq. ft. Sinclair-built home is located in the prestigious community of Deer Valley. The open-concept main floor is designed for everyday living and entertaining, featuring a bright kitchen with island, a cozy living room with fireplace, a convenient half bath for guests, and a versatile den or formal dining room filled with natural light. Upstairs, the spacious primary bedroom offers a walk-in closet and private ensuite, complemented by two additional generous bedrooms, a full bathroom, and the convenience of second-floor laundry. Recent upgrades include new vinyl plank flooring throughout and fresh paint, making this home truly move-in ready. The large backyard provides ample space to add a future detached garage, and the owner is willing to install air conditioning as part of the negotiation. A fantastic opportunity to own in a sought-after neighborhood—this home is a must-see. (id:6769)

Living room Measurements not available  
Dining room Measurements not available  
Kitchen Measurements not available  
Family room Measurements not available

Primary Bedroom Measurements not available  
Bedroom 2 Measurements not available  
Bedroom 3 Measurements not available

Listing Presented By:



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