



Leduc Alberta

\$450,000

Opportunity knocks! This 2,100+ sq. ft. 2-storey, built in 2015, offers 3+2 bedrooms, 3.5 baths, and serious upside for buyers willing to add a little paint, polish, and elbow grease. Priced at \$450,000 -- approximately \$70,000 below comparable sales -- this is a chance to build instant equity in a sought-after family-friendly location. The layout offers generous living space, a developed basement, and room for everyone to spread out. Close to schools, parks, walking trails, and scenic ponds, the location checks the boxes for convenience and lifestyle. Whether you're a growing family, investor, or handy buyer looking for value, this home offers the bones, the space, and the price point to make the effort worthwhile. A little sweat now could mean a whole lot of reward later. (id:6769)

Bedroom 4 4.02 m X 3.75 m

Bedroom 5 4.01 m X 4.12 m

Recreation room 5.49 m X 5.78 m

Utility room 2.07 m X 3.81 m

Living room 4.44 m X 4.69 m

Dining room 4.39 m X 2.85 m

Kitchen 4.39 m X 3.8 m

Laundry room 2.62 m X 3.21 m

Family room 4.24 m X 4.71 m

Primary Bedroom 4.71 m X 4.38 m

Bedroom 2 3.51 m X 3.44 m

Bedroom 3 3.01 m X 3.58 m

Listing Presented By:



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RE/MAX Real Estate

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