



Leduc Alberta

\$519,900

Investor's dream! This charming 2-storey home in Leduc's #1 selling community offers plenty of space and has a legal suite! Open concept floor plan with spacious kitchen, dining room, and living room, complete with a cozy fireplace. 9-foot ceilings on the main floor, laminate flooring, fresh paint, new doors and a bright and airy feel with large windows. Upstairs has 3 bedrooms, including the primary with a walk-in closet and ensuite. A full bathroom, as well as upper-floor laundry. The suited basement offers a 4th bedroom, another full bathroom, an additional laundry area, a full kitchen, and a unique rear entrance to the backyard. Typically, detached garages take up most of your yard space, but not in this case. You have plenty of space for the kids to play, as well as an oversized double garage and a full driveway apron, increasing your parking. The garage is currently split into two halves to offer the basement occupant an inside parking space, but it can easily be converted back to one open space. (id:6769)

Bedroom 4 3.36 m X 2.8 m
Second Kitchen 3.64 m X 2.9 m
Living room 4.67 m X 3.78 m
Dining room 3.9 m X 3.21 m

Kitchen 4.56 m X 4.13 m
Primary Bedroom 4.4 m X 3.97 m
Bedroom 2 3.36 m X 2.8 m
Bedroom 3 2.98 m X 2.53 m

Listing Presented By:



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RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

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