



## Leduc Alberta

\$425,000

This loved and well maintained 1269 sq ft bungalow, built by the sellers grandfather, in the family since 1972. A unique 5 bed and 3 bathroom home with open beam ceilings, hardwood, vinyl plank and laminate on main floor.(no carpet). Many upgrades and extensive parking with a front and back parking access. Upgrade Highlights Exterior; New Wood Fence(2023), House Painted in 2023, Shingles , soffets and gutters(2018), Vinyl Windows 2000-2004 and upgraded outside doors. Upgrade Highlights Interior; Updated Kitchen and main Bath (2021-2025), Flooring Upgrades throughout the home,newer fixtures, upgraded electrical 2024. Appliances; dishwasher(2021), OTR Microwave(2018), Fridge (2018). Furnace 2000 and Hot water tank 2017. Lets talk about parking, front driveway, 2 car tandem Carport, single heated garage that has front and back entrance. To top it off 3 skylights in the home(side entrance,kitchen and main hallway) for extra light, deck natural gas and a side separate entrance to the basement. Welcome Home. (id:6769)

Family room Measurements not available  
Bedroom 4 Measurements not available  
Bedroom 5 Measurements not available  
Living room Measurements not available  
Dining room Measurements not available

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

Listing Presented By:



Originally Listed by:  
Sterling Real Estate



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.