



## Leduc Alberta

\$379,900

Welcome to your new home! This 2-storey, 1311 sq ft fully detached house with great curb appeal is waiting for a new family to call it home. The open living room features new luxury vinyl plank flooring and a cozy electric fireplace. The kitchen is spacious, with a large island, breakfast bar, and corner pantry - giving you plenty of room for storage, workspace, and small appliances. Main floor also includes a convenient half-bathroom. Upstairs, three generously sized bedrooms await, including a primary with a walk-in closet and full ensuite. The oversized garage fits 2 cars with room for more - and has an epoxy floor. West facing yard will get plenty of sun for gardening, and is fully fenced. Located on a quiet street, near a park, playground, and nearby amenities such as shopping, salons, and Starbucks. Impeccably maintained, this home is a lifestyle upgrade waiting for you. For the investors, currently occupied with long term tenants that have kept the home in impeccable shape. (id:6769)

Living room 11'4" x 12'

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:  
Digger Real Estate Inc.

<https://renee.teamdigger.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

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