



## Leduc Alberta

\$415,000

Step into comfort with this captivating two-story half duplex. You're greeted by a modern design. The spacious layout ensures there's room for every aspect of your lifestyle. Featuring a kitchen equipped with stainless steel appliances and a walk in pantry leading into an open-concept floor plan. The large master suite offers double walk in closets and ensuite bathroom. Step outside to your private 2 tier patio, where you can enjoy al fresco dining or simply soak up the sun in your own sanctuary. This property also includes a Bonus room , Air conditioning, a 4th bedroom, den, full bathroom and living room in the basement. Conveniently located near schools and parks. Say goodbye to the hassle of street parking with your attached garage, providing secure storage for your vehicles and belongings. (id:6769)

Family room 9.6 m X 9.3 m  
Den 6.2 m X 7 m  
Bedroom 4 12.9 m X 11.8 m  
Living room 13 m X 13.1 m  
Dining room 9.11 m X 9.1 m

Kitchen 10.6 m X 9.9 m  
Primary Bedroom 12.11 m X 12.11 m  
Bedroom 2 9.11 m X 9.1 m  
Bedroom 3 10.1 m X 10.1 m  
Bonus Room 14.1 m X 9.1 m

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty

**RE/MAX ELITE**

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