



## Leduc Alberta

\$427,900

Welcome to this gorgeous 1379 sqft 1/2 duplex w/ attached single-car garage, nestled in the heart of the desirable, family-friendly Southfork neighbourhood! With 3 bdrms, this meticulously maintained home is the perfect place to begin your journey--ideal for a young family or first-time buyer. Step inside to find light laminate flrs, neutral decor, & windows that flood the living room & dining nook w/natural light. The kitchen is sure to impress w/ its S/S appliances, lrg island, & access to a 2-tiered deck--perfect for summer BBQs w/ convenient gas hookup. Upstairs, the generous primary bdrm features a 3pc ensuite & WI closet. 2 additional bdrms w/ lrg closets, 4pc bath, & laundry complete the space w/ comfort & functionality. The undeveloped bsmt offers potential for future living space, while the fenced backyard--w/ storage shed & safe play space--makes this a true family haven. All this, just steps from parks, playgrounds, schools, golf, shopping, & quick access to Hwy 2 & 2A for an easy commute. (id:6769)

Living room 3.34 m X 4 m

Dining room 3.34 m X 3.23 m

Kitchen 2.27 m X 4.06 m

Primary Bedroom 3.62 m X 3.96 m

Bedroom 2 2.79 m X 3.55 m

Bedroom 3 2.83 m X 3.58 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<https://www.wesellleduc.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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