



Leduc Alberta

\$435,500

Designed with growing families in mind, this spacious Leduc home offers the functional layout so many buyers are searching for. Upstairs you'll find 3 bedrooms together with a convenient upper-floor laundry room, creating an ideal setup for busy family life. The main floor offers multiple living spaces to relax or entertain both inside and out, while the mostly finished basement adds valuable flexibility with an additional bedroom, large living area, and dedicated storage room. Outside, the flat backyard is a rare and highly usable feature compared to many nearby homes with sloped or uneven yards. Enjoy summer evenings on the large deck complete with a natural gas BBQ hookup and gazebo, perfect for entertaining, relaxing, or spending time with family and friends. Close to parks, schools, playgrounds, and neighborhood amenities, this home offers space, practicality, and family-friendly features that are hard to find. (id:6769)

Family room 5.04 m X 5.39 m
Bedroom 4 3.9 m X 2.45 m
Utility room 1.89 m X 2.86 m
Storage 1.71 m X 2.44 m
Living room 4.64 m X 3.79 m
Dining room 2.92 m X 4.08 m
Kitchen 2.94 m X 4.08 m

Pantry 1.65 m X 1.57 m
Mud room 1.84 m X 1.55 m
Primary Bedroom 4 m X 4.19 m
Bedroom 2 3.05 m X 2.83 m
Bedroom 3 3.33 m X 2.82 m
Laundry room 1.96 m X 1.42 m

Listing Presented By:



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Coldwell Banker Mountain Central

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