



# Leduc Alberta

\$409,900

Calling all families! Imagine having the perfect family home and a mechanic's dream garage? Impressive Bi-level nestled in the beautiful and mature Corinthia area. This spacious home boasts 3+2 bedrooms, 1.5 baths & fully finished basement. Unique set of stairs to basement from front and back entrances, excellent for quick access to basement from either side of the house. Huge kitchen & dining area with island & S.S appliances has patio doors to newer composite deck with stairs to a private and tranquil side yard. Upgrades too: Shingles (9 years), Main floor windows, Kitchen & appliances. Hot water tank (21), Heat Exchanger (21), Deck & patio (21), garage heater (23). Totally fenced and conveniently located just a short walk away from both the elementary and high school, Leduc Cinema, Library, Pool, Parks, you name it. Current family has comfortably called this place home for 23 years. Middle yard is perfect kids play area or a run for pets. Incredible opportunity to create a loving home for your family. (id:6769)

Family room 5.24 m X 3.84 m  
Bedroom 4 3.88 m X 3.48 m  
Bedroom 5 4.14 m X 3.92 m  
Living room 4.6 m X 4.29 m  
Dining room 4.01 m X 2.39 m

Kitchen 4.01 m X 3.4 m  
Primary Bedroom 4 m X 3.22 m  
Bedroom 2 3.07 m X 2.76 m  
Bedroom 3 3.07 m X 2.6 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

**RE/MAX ELITE**

**RE/MAX Elite**

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

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