



Leduc Alberta

\$475,000

Pride of ownership abounds both inside and outside! Enjoy central air, newer higher efficiency furnace (2025), hot water tank (2023) shingles (2009) with a 30 year life expectancy. Gleaming hardwood in the living/dining area plus vaulted ceiling. Same hardwood flows in upstairs hallway & family room. Newer flooring in kitchen and 3 bathrooms. Have peace of mind with new (2025) appliances which include fridge, stove & dishwasher. Dinette features bay window and access to backyard patio; perfect for entertaining family & friends. Spacious family room offers wood burning fireplace. For the growing family enjoy 3 + 1 bedrooms & 2.5 baths. 4th level is developed & includes large games/family room, laundry plus furnace room & small cold room. Oversized finished garage (20' x 23' deep); hot & cold running water. This property sits on a 120' deep x 61' wide landscaped & fenced lot. Room for summer RV parking! Close to Notre Dame school & playground. Easy access to Rollyview Road. Shows a 10+. Move in ready. (id:6769)

Bonus Room Measurements not available

Family room Measurements not available

Bedroom 4 Measurements not available

Living room Measurements not available

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:



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Maxwell Heritage Realty

<http://www.topseller.com/>



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