



## Leduc Alberta

\$189,900

NEWLY RENOVATED ADULT BUILDING! COVERED PARKING STALL! WALKABLE LOCATION! Looking for move in ready? This TOP FLOOR 1027 sq ft 2 bed, 1 bath updated condo has been refreshed & modernized for today's market. Feat: brand new wood grain vinyl plank flooring, fresh paint, light fixtures, new appliances, handles & bathroom tile; electric fireplace & in floor heating too! Spacious layout allows for an open concept living / dining / kitchen space for entertaining the family & grandkids. U shaped kitchen w/ ample countertops, dining room for a large table, & generous living room for the sofa & love seat. Den / sun room area, w/ deck access for west facing sunsets! 2 good sized bedrooms, 4 pce bath, & separate laundry / storage room. Elevator for added convenience / mobility issues! Low condo fees of \$341.90 / month includes heat, water / sewer, & snow removal. A great option for downsizers, snowbirds, or investors; don't miss it! (id:6769)

Living room 3.89 m X 4.31 m

Dining room 3.14 m X 3.2 m

Kitchen 3.14 m X 3.12 m

Primary Bedroom 3.56 m X 4.21 m

Bedroom 2 3.58 m X 3 m

Laundry room Measurements not available

Sunroom 3.87 m X 1.96 m

Laundry room 2.2 m X 1.68 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://kevindoyle.remax.ca/>

**RE/MAX ELITE**

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