



## Leduc Alberta

\$399,900

This bungalow is perfectly located just steps from Caledonia School and two beautiful park. Step inside to an inviting living space designed for comfort and connection. Bright kitchen has ample cabinetry and generous counter space. 3 spacious bedrooms on the main floor & 2 full bathrooms, including a primary suite with a 3-piece ensuite and corner shower. The fully developed basement has a large open family/rec room, perfect for movie nights, playtime, or a home gym setup, as well as a 4th bedroom. Spacious laundry/utility room with extra storage, and the double detached garage ensures ample parking. The fully fenced backyard is a safe and sunny retreat. This home has tons of upgrades: Triple pane argon windows, BRAND NEW shingles with 35 year warranty transferable to new owners Google smart home accessories, Nest security doorbell, nest thermostat, and Alfred door locks. Regrading has also been done around most of the home and garage. (id:6769)

Family room 26'2 x 24'8

Bedroom 4 7'11 x 9'3

Living room 15'8 x 15'6

Dining room 11'7 x 10'8

Kitchen 9'2 x 8'9

Primary Bedroom 13'11 x 11'3

Bedroom 2 9'6 x 8'5

Bedroom 3 9'7 x 8'5

Listing Presented By:



Originally Listed by:  
Century 21 Leading



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