



# Leduc Alberta

\$379,900

Fantastic starter or downsizing home--all on one level! Beat the heat with central A/C (2019) and stay warm in winter with a new furnace ('22). This well-maintained bungalow features 3 spacious main-floor bedrooms and an open living room/dining area perfect for family gatherings. Lots of windows that let in the sunshine. The kitchen includes stainless steel appliances that stay. Ample cabinets with modern colours. The large basement offers a generous family room plus two flex rooms--ideal for a home office, games room, or hobby space. The oversized laundry/storage room is great for pantry items, seasonal decor, and more. Step out into the fully fenced backyard (lot is 587 m2)--perfect for kids and pets. Play structure and patio can stay or be removed. Need parking? This oversized driveway fits 6 vehicles, an RV--or even a school bus! A must-see! (id:6769)

Family room 6.74 m X 5.48 m

Den 2.6 m X 3.01 m

Living room 5.78 m X 3.63 m

Dining room 3.18 m X 2.37 m

Kitchen 4.1 m X 4.21 m

Primary Bedroom 3.47 m X 3.78 m

Bedroom 2 3.01 m X 2.83 m

Bedroom 3 3.06 m X 2.72 m

Listing Presented By:



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