



Leduc Alberta

\$375,000

Welcome to this 4-level split in the Caledonia neighbourhood of Leduc. This 3 bedroom, 1 bath home offers a functional layout with vinyl plank flooring on the main level, laminate upstairs and down, and brand new linoleum in the basement. Freshly repainted, the home has been well loved and is ready for a new owner's touch. The main floor also features a cozy wood-burning fireplace that adds charm and warmth to the living space. The lower level is partly finished and includes a bathroom rough-in, waiting for the new owner to complete. Outside, the true gem is the massive oversized double detached garage—ideal for hobbyists or trades—with ample space for parking, a dedicated workshop area at the rear, and a spacious loft above for added storage. The property also includes a large backyard, a deck for outdoor enjoyment, and a long driveway with RV parking. With solid bones and standout garage space, this is a great opportunity in a well-established community. (id:6769)

Den 2.99 m X 3.63 m

Utility room 2.72 m X 2.49 m

Laundry room Measurements not available

Family room 5.11 m X 7.36 m

Living room 6.16 m X 3.82 m

Dining room 2.63 m X 3.94 m

Kitchen 3.97 m X 3.83 m

Primary Bedroom 3.63 m X 3.86 m

Bedroom 2 2.89 m X 3.37 m

Bedroom 3 2.32 m X 4.39 m

Listing Presented By:



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