



Leduc Alberta

\$409,900

GREAT OPPORTUNITY to put your personal stamp on a property that has so much SPACE, CHARACTER and POTENTIAL!! Nestled on a massive 722m² (approx. 7771 sq.ft.) pie-shaped lot in the established community of South Park. This 1,690 sq.ft. home has a great floor plan with 3 bedrooms and 2 bathrooms on the upper level. A spacious living room and open dining area, a large eat-in kitchen and adjacent generous family room plus a 2 piece powder room complete the main floor. The basement is partially finished. The current owner has done the following upgrades: Shingles in 2023, HWT, 2 new Bath fitter tubs, Vinyl plank flooring throughout, CO2/smoke detectors, new vanity and more. Located in a quiet crescent featuring a HUGE NE-FACING BACKYARD next to a park! Enjoy the maintenance free deck plus mature trees for your added privacy. Double attached garage and lots of street parking for guests. Close to great amenities, schools, parks, public transportation and LRC and more! Immediate possession is available! (id:6769)

Living room 3.55 m X 5.66 m

Dining room 3.42 m X 3.24 m

Kitchen 3.42 m X 3.66 m

Family room 3.54 m X 8.33 m

Primary Bedroom 4.56 m X 3.66 m

Bedroom 2 2.72 m X 3.57 m

Bedroom 3 3.25 m X 3.56 m

Listing Presented By:



Originally Listed by:
REMAX River City

<http://www.tntrealestate.ca/>



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