



Leduc Alberta

\$450,000

FULLY FINISHED 1116sq ft BUNGALOW in South Park awaits with 3+2 bedrooms + den, 2 bathrooms & double detached HEATED garage! Notable updates include HWT (2026); furnace & electrical panel (2025); insulation top-up (2022); shingles (2016); vinyl windows; frost-free bibs - offering peace of mind for years to come. The spacious main floor welcomes you into a bright living room featuring patio doors allowing for plenty of natural light. The refinished kitchen is perfect for entertaining, featuring quality S/S appliances, movable island & great storage. Refreshed main 4pc bath includes new lighting & a chic vanity. Downstairs offers an oversized family room, large 4th bdrm plus 5th bdrm + den (easily converted back into 1 large room), along with updated 3pc bath off the laundry area. Outside is thoughtfully designed for both kids & pets, with fenced side yard providing plenty of space to play. Heated 22'x24' detached garage offers convenient dual doors. Close to Leduc Rec Centre & schools, location is ideal! (id:6769)

Kitchen 3.63 m X 3.37 m
Family room 7.73 m X 4.64 m
Den 3.85 m X 2.46 m
Bedroom 4 4.88 m X 2.89 m
Bedroom 5 2.53 m X 2.44 m
Utility room 3.62 m X 3.51 m

Living room 6.28 m X 3.79 m
Dining room 3.22 m X 2.06 m
Primary Bedroom 4.17 m X 3.93 m
Bedroom 2 2.89 m X 2.73 m
Bedroom 3 3.92 m X 3.16 m

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate

<https://www.ccsells.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.