



Leduc Alberta

\$389,900

Located in the desirable community of Southfork, this beautifully maintained two-storey home offers 3 bedrooms and 2.5 baths--perfect for first-time buyers seeking value and comfort. Step inside to appreciate the pride of ownership in this NO-PET, NO-SMOKING home. Enjoy a spacious front entry that opens to an expansive, open-concept main floor with NEWER FLOORING. The modern kitchen showcases UPGRADED CABINETRY, S.S Appliances with snorkel-style hood fan, and gleaming TILE BACKSPLASH. Upstairs features a primary bedroom with WALK-IN CLOSET and 3-PC ENSUITE, plus 2 more great-sized bedrooms and a 4pc bath. Easily increase the value of your investment by finishing the HALF-DEVELOPED BASEMENT and building a GARAGE on the READY-TO-GO CONCRETE PAD. Enjoy a FULL-WIDTH DECK and FIREPIT AREA in the backyard--perfect for summer evenings with friends and family. GREAT LOCATION just a 2-MINUTE WALK to a K-8 SCHOOL, this is an ideal modern starter home in one of Leduc's best family communities. (id:6769)

Recreation room 3.44 m X 9.6 m

Storage 1.84 m X 3.19 m

Utility room 2.9 m X 3.56 m

Living room 4.54 m X 4.41 m

Dining room 3.46 m X 1.91 m

Kitchen 3.46 m X 3.7 m

Primary Bedroom 3.92 m X 3.34 m

Bedroom 2 2.82 m X 3.54 m

Bedroom 3 2.81 m X 3.49 m

Listing Presented By:



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MaxWell Challenge Realty

<https://rivervalleyrealty.ca/>



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