



## Leduc Alberta

\$464,900

Beautiful family home in Caledonia, Leduc! This 1,270 sq ft bungalow is truly turnkey - Just move in and enjoy! Features include a stunning kitchen with custom walnut cabinetry, granite countertops, and a large bay window. The main floor offers solid oak flooring, 3 spacious bedrooms, including a primary with 2 pc ensuite, the 2nd and 3rd bedrooms share a fully renovated spa-like 4 pc bathroom. The fully developed basement boasts a huge rec room with a cozy gas fireplace, perfect for game nights, a 4th bedroom (non-egress window), 3 pc bath and laundry room. Enjoy a large private yard, huge deck, and heated 24x24 detached garage. Major upgrades include furnace & A/C (2025), hot water tank (2019), user friendly solar panel system (2024), newer vinyl windows (except front), eavestroughs with leaf guards, home shingles 2016 (40 year fibreglass), garage shingles 2023 (40 year fibreglass) and fencing. Close to schools--an ideal family home! (id:6769)

Family room 8.73 m X 3.8 m

Bedroom 4 3.28 m X 4.4 m

Laundry room 3.93 m X 2.39 m

Living room 5.26 m X 3.87 m

Dining room 3.27 m X 2.84 m

Kitchen 4.33 m X 3.31 m

Primary Bedroom 3.39 m X 4.83 m

Bedroom 2 3.04 m X 3.01 m

Bedroom 3 2.72 m X 3.34 m

Listing Presented By:



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