



Leduc Alberta

\$449,000

Great family home boasting 4 bedrooms, 2.5 baths, cathedral ceiling, woodburning fireplace & a 24x26 detached garage. A great layout for entertaining! The cathedral ceilings & large windows add lots of light & character. The kitchen is a good size with ample cupboards & counter space & the dining area has lots of room for family gatherings. The living room is also spacious. Up stairs the master bedroom is large enough for a king size bed, & has a 2 piece ensuite. Two more good size bedrooms & a 4 piece bath finish this level. The lower boasts a wood fireplace, bedroom #4 & another 4 piece bath. The basement level has plenty of storage, & an unfinished area for a rec room as well as a possible 5th bedroom. The double detached garage had rubber paving installed in 2024 (\$7500.00) by Concrete Options. Upgrades also include shingles 6 years old, toilets, new fireplace screen & grate, garage door opener (2024) & motherboard on furnace. Owner has lived here for 25+ years! So much potential. Welcome Home!! (id:6769)

Recreation room 6.83 m X 7.33 m

Family room 5.39 m X 3.68 m

Bedroom 4 3.63 m X 3.59 m

Living room 5.27 m X 4.24 m

Dining room 2.69 m X 3.92 m

Kitchen 4.42 m X 3.93 m

Primary Bedroom 3.79 m X 3.84 m

Bedroom 2 2.74 m X 3.37 m

Bedroom 3 2.57 m X 3.35 m

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate

<http://www.shelleydolen.com/>



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.