



## Leduc Alberta

\$469,900

ATTENTION LARGE FAMILIES!! -- This Is the One You've Been Waiting For! Welcome to this spacious & inviting 1359 sqft bungalow in the family-friendly neighbourhood of Caledonia Park. This well-maintained property offers 3+3 bedrooms & 3 full bathrooms! Bright living room, features wood burning FP & vaulted ceilings, flowing into dining area--ideal for family gatherings. Lrg kitchen is both functional & stylish, complete w/ all newer S/S appliances, & updated cupboards/countertops. Fully remodeled basement offers a huge rec rm! Updates include all bathrooms remodeled, some new LVP floors, new carpet in bdrms, vinyl windows, HWT, washer/dryer & paint throughout. A/C provides year-round comfort. Outside, enjoy a large yard w/ mature trees, lrg single att garage, 2 storage sheds, & new front & back decks - creating wonderful spaces to relax & entertain. Ideally located on quiet street, close to parks, schools, rec centre & transit. RARE OPPORTUNITY in a fantastic neighbourhood--don't miss it! \*Digitally staged. (id:6769)

Bedroom 4 2.76 m X 3.82 m

Bedroom 5 3.3 m X 4.34 m

Bedroom 6 2.99 m X 4.56 m

Recreation room 8.6 m X 5.46 m

Living room 7.7 m X 3.68 m

Dining room 3.8 m X 2.81 m

Kitchen 3.79 m X 4.97 m

Primary Bedroom 3.8 m X 3.65 m

Bedroom 2 2.76 m X 3.35 m

Bedroom 3 2.77 m X 3.65 m

Listing Presented By:



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