



# Leduc Alberta

\$374,900

NO CONDO FEES! This Homes by Avi built townhome is the perfect blend of style, space & convenience! Step inside to an open concept floorplan filled w/ natural light, 9' ceilings, & easy-care laminate flooring throughout the main level. The spacious living room flows into a beautifully designed kitchen w/ dark, rich cabinetry, blk appliances, & a central island--perfect for entertaining. A dining area (w/ room for coffee bar) & 2pc bath complete the main floor. Upstairs you'll find 3 generous bedrooms, including a bright primary suite w/ a 4pc ensuite, plus another 4pc main bath for the family. The basement has laundry, & rough-in for future bathroom, ready for your personal vision. Enjoy a private, landscaped yard w/ a cement patio & an oversized (20x22) detached garage! Walk to nearby school, green spaces, parks, trails, and pond. Just minutes from Leduc's many amenities & offering an easy commute to Edmonton, the Airport & more--this is the one you've been waiting for! (Shown vacant). (id:6769)

Living room 4.56 m X 3.94 m  
Dining room 3.6 m X 3.29 m  
Kitchen 4.58 m X 3.66 m

Primary Bedroom 4.08 m X 3.46 m  
Bedroom 2 2.73 m X 3.02 m  
Bedroom 3 3.04 m X 2.99 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<https://www.wesellleduc.com/>



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