



## Leduc Alberta

\$399,000

Character Home on 0.34 Acres in Downtown Leduc! This 2200 SF 2 Storey exudes old fashioned charm. Main floor features a large living room, office/den, separate kitchen, dining, laundry and bath. Upper level has a 4-piece bath and 5 bedrooms. Lower level is partially finished with a kitchenette, family, rec rooms, utility area and a 4-piece bath. Zoned MIXED USE NEIGHBOURHOOD this property is situated on 2 lots (100x150 feet) across from Leduc Junior High. Opportunity to renovate/restore the home or build a multi-family complex. Property is being sold as is/where is. (id:6769)

Family room 7.58 m X 3.15 m

Second Kitchen 2.38 m X 2.07 m

Recreation room 4.45 m X 3.98 m

Utility room 6.46 m X 4.78 m

Living room 4.83 m X 3.47 m

Dining room 5.15 m X 3.49 m

Kitchen 3.48 m X 2.26 m

Den 5.18 m X 3.49 m

Laundry room 1.74 m X 1.48 m

Primary Bedroom 4.79 m X 3.5 m

Bedroom 2 3.48 m X 3.32 m

Bedroom 3 3.49 m X 2.49 m

Bedroom 4 4.38 m X 3.48 m

Bedroom 5 3.5 m X 3.3 m

Listing Presented By:



Originally Listed by:  
Maxwell Heritage Realty

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

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