



## Leduc Alberta

\$390,000

Modern, stylish, and well-maintained, this beautiful half duplex offers an inviting OPEN-CONCEPT layout designed for COMFORTABLE everyday living and entertaining. The main floor features rich HARDWOOD FLOORING, dark maple cabinetry, STAINLESS STEEL APPLIANCES, a LARGE SIT-UP ISLAND, and a spacious dining area perfect for family gatherings. The BRIGHT and WELCOMING living room is highlighted by a cozy GAS FIREPLACE and LARGE WINDOWS that fill the space with NATURAL LIGHT. Upstairs, the SPACIOUS PRIMARY SUITE showcases stunning oversized windows, a walk-in closet, and a private 4-PIECE ENSUITE. Two additional bedrooms, a 4-piece main bath, and convenient second-floor laundry complete the upper level. NEW CARPET has been installed throughout the second floor for added comfort and value. Outside, enjoy the LARGE, FULLY-FENCED YARD with a comfortable patio and PLENTY OF GRASS for kids or pets. Move-in ready and showing true pride of ownership, this immaculate home is a must-see! (id:6769)

Living room 3.37 m X 4.17 m

Dining room 2.48 m X 3.33 m

Kitchen 2.71 m X 3.86 m

Primary Bedroom 3.63 m X 5.5 m

Bedroom 2 2.89 m X 4.33 m

Bedroom 3 2.8 m X 4.33 m

Listing Presented By:



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