



Leduc Alberta

\$234,900

INVESTOR ALERT! Step into a piece of history with this charming vintage home nestled in the heart of the downtown core. Boasting 4 beds, 2 baths & a finished basement with 2nd kitchen, this residence offers ample space & versatility. From the original hardwood floors to the updated vinyl windows & siding, this home seamlessly blends historic charm with modern convenience. The main floor boasts a combination living/dining room that opens to the kitchen with ample cabinet & counter space. An adjacent flex room with laundry rough-ins could make a perfect pantry/utility room. 2 bedrooms + a modernized 4pc bath complete the main level. A separate foyer leads to the basement where you will find a large 2nd kitchen + 2nd living room. 2 comfortable bedrooms, 3pc bath with laundry & den/flex space complete this level. An oversized single garage offers added storage for vehicles. The location is walkable to many amenities, inc: shops, restaurants, parks, and more. Zoned Central Business District. Quick possession. (id:6769)

Den 2.12 m X 1.92 m

Bedroom 3 3.33 m X 3.23 m

Bedroom 4 3.24 m X 3.11 m

Second Kitchen 6.02 m X 2.18 m

Living room 3.49 m X 4.22 m

Dining room 3.49 m X 2.86 m

Kitchen 3.49 m X 3.58 m

Primary Bedroom 3.48 m X 2.96 m

Bedroom 2 3.48 m X 2.32 m

Listing Presented By:



Originally Listed by:
Maxwell Heritage Realty

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