



Leduc Alberta

\$464,900

PIE-SHAPED YARD! Charming 2-story nestled in a quiet CUL-DE-SAC, w/ Lrg south-facing lot (7800 sqft) backing onto GREENSPACE. A LRG DECK extends your living space outdoors. Inside, the 2054 sqft layout boasts 4 BEDROOMS on the upper level, ensuring ample space for the whole family. The kitchen has been updated w/ newer COUNTERTOPS, & refaced CABINETS, & a front den offers a great DINING ROOM or OFFICE. NATURAL LIGHT floods the home, enhancing the warm & inviting atmosphere. Say goodbye to carpets! The home features durable VINYL FLOOR throughout. Recent upgrades include: FURNACE & AC (last year), HWT (6 yrs), SHINGLES (7 yrs), & fresh paint add to the home's appeal & value. The basement offers an unfinished space, presenting an opportunity for customization. Completing this property is a 22x24 ATTACHED GARAGE, providing secure parking & storage. GREAT LOCATION, close to parks, schools, & Recreation Centre. Easy access HWY 623 and HWY 2A, ensuring EFFORTLESS COMMUTING & access to amenities. (id:6769)

Living room 5.62 m X 4.81 m

Dining room 3.9 m X 6.33 m

Kitchen 3.87 m X 3.56 m

Breakfast 3.87 m X 2.74 m

Laundry room 1.66 m X 2.45 m

Primary Bedroom 3.84 m X 4.78 m

Bedroom 2 3.35 m X 3.75 m

Bedroom 3 3.38 m X 3.89 m

Bedroom 4 3 m X 3.75 m

Listing Presented By:



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