



Leduc Alberta

\$495,000

BRIGHT & WELL-KEPT BILEVEL HOME IN LEDUC! This inviting home is an excellent opportunity for FAMILIES, FIRST-TIME BUYERS & INVESTORS. Featuring 3 BEDROOMS & 2 FULL BATHROOMS, the home offers a functional layout with LOADS OF NATURAL DAYLIGHT and comfortable living spaces. Enjoy the convenience of a SPACIOUS FRONT DOUBLE HEATED GARAGE, perfect for Alberta winters, storage, or a workshop. The PRIVATE REAR GARDEN, surrounded by beautiful plants and mature trees, provides a peaceful outdoor space for relaxing, entertaining, or gardening. Located in a FAMILY-FRIENDLY NEIGHBOURHOOD with schools nearby and easy access to SHOPPING, MAJOR HIGHWAYS & YEG INTERNATIONAL AIRPORT. The excellent location makes commuting, travel, and everyday errands convenient. o GREAT LOCATION o GREAT HOME o GREAT INVESTMENT POTENTIAL! Don't miss this opportunity to own a well-kept home in the growing community of Leduc. A MUST-SEE PROPERTY FOR HOMEOWNERS & SAVVY INVESTORS! (id:6769)

Bedroom 3 12.5 m X 13.8 m

Recreation room 19 m X 17.7 m

Hobby room 19.1 m X 24 m

Other 102 sq.ft

Living room 18 m X 13.8 m

Dining room 11.9 m X 13.1 m

Kitchen 1.9 m X 12.2 m

Primary Bedroom 12.1 m X 11.7 m

Bedroom 2 9 m X 11.8 m

Listing Presented By:



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MaxWell Polaris

<https://www.gurpreetwalia.ca/>



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