



# Leduc Alberta

\$938,000

Investor alert! Rare opportunity to own a fully renovated side-by-side duplex in a highly desirable neighborhood of Leduc. This meticulously updated property features a modern, spacious kitchen with new cabinets, granite countertops, brand new appliances, and elegant porcelain tile floors. Large windows on the main floor flood the living space with natural light, creating a bright and inviting atmosphere. Enjoy energy efficiency with zone heating throughout and premium triple-pane windows on both floors for superior insulation and noise reduction. Each unit boasts three generous bedrooms upstairs, including a luxurious 3-pce ensuite in the primary bedroom and a 4-pce main bath. Convenient upper-floor laundry adds to the appeal. The open-concept main floor offers a bright living room, a cozy 2-pce bath, and a stylish kitchen perfect for family living or entertaining. The finished basement includes an additional bedroom with a 3-pce bath and a large recreation room, ideal for guests or a home office. (id:6769)

Bedroom 4 3.2 m X 2.83 m  
Recreation room 3.57 m X 5.56 m  
Bedroom 3 3.11 m X 2.81 m  
Utility room 2.62 m X 3.27 m  
Living room 3.34 m X 3.94 m  
Dining room 4.51 m X 3.42 m  
Kitchen 4.34 m X 2.33 m

Primary Bedroom 3.81 m X 3.93 m  
Bedroom 2 2.78 m X 2.77 m  
Bedroom 3 3.32 m X 3.39 m  
Bedroom 5 3.8 m X 3.94 m  
Bedroom 6 2.77 m X 2.76 m  
Additional bedroom 2.77 m X 2.76 m

Listing Presented By:



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Royal LePage Gateway Realty

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