



Leduc Alberta

\$394,900

Nestled across from Linsford Park School, this unique property offers the perfect setup for the tradesperson, hobbyist, or anyone needing serious garage space. The massive 31' x 25' detached garage is complemented by RV parking, a private courtyard sheltered from the elements, and even a greenhouse for year-round enjoyment. Inside, the home features a bright living room with soaring vaulted ceilings and an inviting layout. Upstairs offers 2 bedrooms, with the third converted into convenient upper laundry (easily converted back thanks to a second laundry area in the basement). The fully finished basement includes a flexible nanny suite/wet bar setup, 2 additional living spaces, a den, cold room, and potential for another bedroom. Major upgrades include a high-efficiency furnace, newer hot water tank, and updated attic insulation. A versatile property with endless possibilities in a fantastic Leduc location. (id:6769)

Den 3.54 m X 4.34 m

Recreation room 8.8 m X 6.6 m

Laundry room 1.92 m X 1.67 m

Storage 3.16 m X 2.66 m

Utility room 2.43 m X 4.46 m

Living room 4.58 m X 5.89 m

Dining room 2.62 m X 3.51 m

Kitchen 3.26 m X 3.17 m

Primary Bedroom 4.39 m X 4.48 m

Bedroom 2 2.79 m X 2.99 m

Laundry room 2.6 m X 3 m

Listing Presented By:



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