



## Leduc Alberta

\$339,900

Spacious and well-maintained bi-level located directly across from an Willow Park Elem school—ideal for families! The bright main floor features a generous liv rm filled with natural light and a beautifully updated kitch complete with rich espresso cabinetry, SS appliances, and a peninsula island that offers an open flow between kitch and liv rm. 2 lg bdrms and 4pc bath complete the upper level. The fully finished basement offers excellent additional living space with 2 more bdrms, 3pc bath, cozy fam rm and flex space perfect for a home office. There's also a roughed-in footing in place for a potential basement island or bar area. Enjoy the convenience of an oversized single detached heated garage with 220 wiring perfect for hobbyists or extra storage. The large, fully fenced backyard is great for outdoor entertaining or kids and pets to play. Numerous upgrades over the years include a new hot water tank (2024) and completed grading (2023/2024). (id:6769)

Family room 4.58 m X 4.53 m

Bedroom 3 3.46 m X 4.41 m

Bedroom 4 3.23 m X 3.46 m

Living room 5.3 m X 3.51 m

Dining room 2.36 m X 3.47 m

Kitchen 3.46 m X 3.28 m

Primary Bedroom 3.48 m X 4.42 m

Bedroom 2 3.28 m X 3.47 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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