



## Leduc Alberta

\$339,900

Welcome to this immaculate 1219 sq. ft. Attached duplex in West Haven Estates. The main floor welcomes you w/ a spacious foyer, 2 pce powder room & seamless access to the single attached garage. Hardwood floors guide you into a bright, open-concept living area. The gourmet kitchen features rich, dark cabinetry, Pots & Pans drawers, granite countertops, a center island, a tile backsplash & a Roughed-in vacuum sweep. Adjacent to the kitchen, the sunny dining area opens via patio doors to a large rear deck w/a gas line--perfect for outdoor entertaining. Upstairs, discover 2 large bedrooms, both equipped w/ generous walk-in closets. The primary bedroom includes a private 3 pce ensuite w/ an oversized shower. A full 4 pce bath completes this level. Some photos have been staged using AI The unfinished full basement offers a blank canvas for future design. Includes washer, dryer & a 50-gal HWT. A fully fenced, landscaped yard & an oversized 12x22 garage w/ a storage loft complete this perfect home. Move-in ready! (id:6769)

Living room 3.42 m X 4.34 m

Dining room 2.42 m X 1.96 m

Kitchen 2.62 m X 3.82 m

Primary Bedroom 3.9 m X 4.25 m

Bedroom 2 3.39 m X 4.78 m

Listing Presented By:



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