

## Leduc Alberta \$415,000

Affordable family home in desirable Willow Park! Located on a huge landscaped lot, with a paving stone patio and long concrete/paving stone driveway leading to a 18x40 tandem garage/workshop that is heated and insulated. Inside we find a open kitchen and dining area with ample cupboards and counter space, complete with pantry.Living room has large windows. There are two bedrooms and a updated 4 piece bath. The master is of a good size, comes with a ensuite for convenience and patio doors to your own private covered deck with steel substructure overlooking the backyard.Downstairs we find ample natural light, 2 more bedrooms and a great family room space for movie nights. There is a laundry room and flex/den space for projects or storage and a rare second stairway back up to the main floor. Well designed floor plan is well thought out, recent upgrades include the shingles(2020),and most windows have been upgraded.The yard is a gardeners dream with many flower beds, and this location is fantastic! (id:6769)

Family room Measurements not available Bedroom 4 Measurements not available Bedroom 5 Measurements not available Living room Measurements not available Dining room Measurements not available Kitchen Measurements not available Primary Bedroom Measurements not available Bedroom 2 Measurements not available Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by: Royal LePage Noralta Real Estate

https://www.andrewrichards.realto r/



**RE/MAX River City** 

13120 St Albert Trail NW, Edmonton, AB, T5L4P6

Phone: 780-982-1119 ahmadsai@remax.net