



## Leduc Alberta

\$338,800

SUPERB SOUTHFORK! This neat & tidy 3 Bedroom, 3 Bath Detached Single Family Home features FRESH PAINT & NEW CARPET. The Kitchen is spacious with an ISLAND, PANTRY & STAINLESS STEEL APPLIANCES. Upstairs the Primary Bedroom is an excellent size with an ENSUITE & WALK-IN CLOSET. Two additional Bedrooms and another Bath are found on the upper floor. Partly Finished Basement is framed out w/ drywall. The floor plan includes laundry, two egress windows, rec room, bedroom & a rough-in bath. EAST & WEST exposure makes for a BRIGHT & SUNNY property. FULLY FENCED YARD with DECK & room for future double car garage. Plenty of green space, parks, pathways & schools within walking distance. Short walk to shops & a daycare. Convenient access to downtown Leduc, Nisku, the Airport and Edmonton. Quiet neighbourhood. (id:6769)

Laundry room 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:  
RE/MAX River City

<http://www.sarahleib.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

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