



## Leduc Alberta

\$438,800

Looking to put your touch on a property? This 1,644 sq.ft. 3 bedroom, 2.5 bathroom home with attached double garage is move-in ready but can use a few touch-ups to spruce it up. The open plan of the main floor is great for entertaining with the living room, dining area, and kitchen all in one area; the kitchen has a lot of counter space and a corner pantry. Upstairs is the owner's suite with walk-in closet and full ensuite bathroom, two bedrooms, and a full bathroom. The basement is unfinished and has so much potential. The house is backing onto a train track, but it does not run regularly and they cannot blow the horn in the city. This actually gives you more of a private feeling and spacious yard by not having someone directly behind you. Nestled in the community of Suntree, this home is close to schools, amenities like shopping, and has easy access to get around Leduc as well as out of it if you commute for work. This will make a great family home! (id:6769)

Storage 9.91 × 7.19

Living room 4.57 × 4.27

Dining room 2.83 × 3.64

Kitchen 3.71 × 3.32

Laundry room 1.80 × 3.17

Primary Bedroom 4.36 × 4.31

Bedroom 2 3.17 × 3.17

Bedroom 3 4.65 × 3.17

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate



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