



## Leduc Alberta

\$400,000

BACKING ONTO the PARK, beautiful 1470 sq ft 2 storey with 3 bedrooms, 2.5 baths, 9 ft ceilings on main floor and basement, quartz counter tops throughout. Front entry is a comfortable size and has ceramic tile & large closet. Rear entry from garage with laundry , bench and cupboards. Kitchen features cabinetry all the way to the top of the 9 ft ceiling, walk in pantry, lots of quartz counter space and SS appliance package (new fridge on the way). Living room has gas fire place with tile surround. Dining area with access to deck. Lots of natural light from the south facing windows. Upstairs features a den area with built in desk and cupboards, 3 bedrooms including primary with 4 pc ensuite and walk in closet, 4 pc main bath. Zebra blinds in bedrooms. Basement has 9 ft ceilings, high efficient furnace and hot water tank. Excellent location close to all amenities including schools, parks, shopping, restaurants and more. YOU WILL LOVE YOUR NEW HOME (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Den Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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Maxwell Heritage Realty

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



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