



## Leduc Alberta

\$414,000

FANTASTIC YARD on a large pie-shaped lot! Beautifully landscaped & partially fenced, featuring 2 sheds, & 2-tiered deck w/ gas line for summer BBQs. Dbl att garage is heated & equipped w/ shelving & tire racks. 1467sf 2 story duplex offers a welcoming foyer w/ lrg WI closet, durable LVP floors, & fresh paint. Stylish kitchen boasts drk cabinetry, lrg island, farmhouse sink, new faucet, S/S appl, & W-T pantry. Living room showcases stacked stone media centre w/ electric FP & lrg vinyl windows. Dining area opens to the back deck for easy entertaining. Renovated 2pc bath on main. Upstairs has 4pc bath, & 3 generous bdrms, incl primary suite w/ WI closet & 4pc ensuite. Partly finished basement features lrg rec room & laundry w/ newer washer/dryer. Includes water softener/filtration system & A/C for year-round comfort. Located close to playground, nature trails, & school. Easy access to shopping, hospital, golf, & all city amenities. Hwy 2A access for easy commute. (Lawn photos seasonally enhanced). (id:6769)

Recreation room Measurements not available

Laundry room Measurements not available

Living room 3.7 m X 4.93 m

Dining room 2.75 m X 3.18 m

Kitchen 2.73 m X 3.85 m

Primary Bedroom 3.94 m X 3.9 m

Bedroom 2 3.26 m X 3.99 m

Bedroom 3 3.2 m X 4.12 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<https://jasonrustandteam.com/>



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