



## Leduc Alberta

\$400,000

Opportunity is knocking in Corinthia Park! This spacious 1,207 sq. ft. bungalow offers the perfect blend of comfort, functionality, and endless potential for first-time buyers, growing families, or investors looking to make it their own. The main floor features a bright living room with a cozy corner wood-burning fireplace, a generous dining area, and a well-designed kitchen with ample cabinetry and workspace. Three bedrooms are conveniently located on the main level, including a primary bedroom with its own 2-piece ensuite, plus a full 4-piece bathroom. The partially finished basement is a canvas ready for your vision, offering a 4th bedroom, there is incredible potential to expand your living space. Step outside to enjoy the fully fenced backyard with a patio, back lane access, and a double detached heated garage. Ideally situated close to schools, parks, playgrounds, shopping, golf, and the airport, this is a fantastic opportunity to add value in a family-friendly neighbourhood. (id:6769)

Bedroom 4 Measurements not available

Living room 3.62 m X 5.93 m

Dining room 2.33 m X 2.16 m

Kitchen 4.6 m X 3.74 m

Primary Bedroom 3.15 m X 4.06 m

Bedroom 2 3.16 m X 2.73 m

Bedroom 3 3.49 m X 2.41 m

Listing Presented By:



Originally Listed by:  
Exp Realty



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