



## Leduc Alberta

\$399,000

Discover this charming one-owner home that has been lovingly cared for and maintained throughout the years. Featuring 3 bedrooms and 2 baths, this home offers a perfect blend of comfort and functionality. Many updates such as FURNACE (2015) HTW tank (2018), KITCHEN, WINDOWS, SIDING, SHINGLES (30 year warranty), all add a comfortable touch while preserving the warm, inviting feel. Enjoy the peace and quiet of the neighborhood, situated within walking distance to schools, shopping, and everyday conveniences. The oversized single garage provides ample space for vehicles, storage, or a workshop, and the additional RV parking is a rare bonus! The yard is well-kept with a new concrete patio and plenty of garden beds, ready for your upcoming gardening & canning projects! Whether you're a first-time buyer, downsizing, or seeking a well-kept home in a prime location, this property delivers exceptional value. This home is a must-see with an attractive list price that won't last long! (id:6769)

Family room Measurements not available

Living room 4.01 m X 4.69 m

Dining room 1.88 m X 3.49 m

Kitchen 2.79 m X 3.49 m

Primary Bedroom 3.11 m X 3.65 m

Bedroom 2 3.04 m X 2.88 m

Bedroom 3 2.55 m X 3.64 m

Listing Presented By:



Originally Listed by:  
One Percent Realty

<http://www.stageandsellrealestate.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)