



Leduc Alberta

\$425,000

Unique duplex in a highly desirable location. Main floor features a large, wide-open floor plan with a spacious living room, a big kitchen and dining room, as well as a den/office. A full bathroom and laundry room complete the main floor, which also features vaulted ceilings, a gas fireplace and lots of windows for an abundance of natural light. Up a few steps is the primary suite with a walk-in closet and an ensuite bathroom. The basement is fully finished with an additional 2 bedrooms, a third full bathroom, a rec room, a storage area, and high ceilings. Double attached garage, spacious backyard, all located in West Haven, close to all amenities, commuter highways, walking trails, golf course, and a K-7 School. (id:6769)

Bedroom 2 3.64 m X 3.53 m

Bedroom 3 3.63 m X 3.04 m

Living room 5.11 m X 4.52 m

Dining room 3.71 m X 2.86 m

Kitchen 5.17 m X 4.77 m

Den 3.5 m X 3.49 m

Laundry room Measurements not available

Primary Bedroom 4.58 m X 3.59 m

Listing Presented By:



Originally Listed by:
KIC Realty

<https://loadergroup.kicrealty.com/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.