



Leduc Alberta

\$374,900

Step into this 3-bedroom half duplex in the vibrant, family-friendly community of West Haven! Enjoy trails, parks, ponds, playgrounds, K-9 school, High School nearby, plus quick access to shopping, Edmonton, and the airport. This cozy, open-concept layout is perfect for families. The kitchen offers quartz countertops, a bright dining area, and newer appliances including a dishwasher and microwave (2025). Walk out to a large south facing deck and fenced backyard to soak up the sunshine! The main floor includes a half bath and garage access for added convenience. Upstairs are 3 spacious bedrooms and a full bath. The fully finished basement features new vinyl plank flooring, a generous rec room, laundry/utility space, and rough-in plumbing for a future bathroom. Recent upgrades include a new shower head, privacy walls, and furnace blower assembly (2025). Includes a \$3,000 buyer incentive to help develop the basement bathroom! (id:6769)

Family room 5.58 m X 4.02 m

Living room 4.18 m X 3.23 m

Dining room 2.59 m X 2.41 m

Kitchen 3.2 m X 2.59 m

Primary Bedroom 4.48 m X 3.38 m

Bedroom 2 4.24 m X 2.83 m

Bedroom 3 4.21 m X 2.87 m

Listing Presented By:



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