



## Rural Leduc County Alberta

\$409,900

Well kept 2.97 acres with 1078 sq. ft. bungalow built in 1963, located on pavement & features 2 + 1 bedrooms, 2 3 piece bathrooms. Hardwood in living room and two bedrooms, laminate in kitchen and dining area. The basement is finished and includes the 3rd bedroom, bathroom, laundry, recreation room and dining area. Newer furnace & HWT in 2017. Separate basement entrance. Double detached garage with power and cement floor. Cottage/storage building. Nicely landscaped and maintained. Lots of trees. Very private. Services include drilled well, holding tank (2300 gallons), power, gas. Dog run stays. All weather school bus road. (id:6769)

Bedroom 3 3.35 m X 3.62 m

Recreation room 5.03 m X 2.88 m

Other 4.39 m X 4.84 m

Laundry room 4.27 m X 2.85 m

Living room 5.1 m X 3.7 m

Dining room 2.58 m X 3.83 m

Kitchen 2.45 m X 3.8 m

Primary Bedroom 3.92 m X 2.89 m

Bedroom 2 3.3 m X 3.43 m

Listing Presented By:



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