



## Leduc Alberta

\$450,000

Welcome to this beautiful 3-bedroom, 3.5-bathroom family home, nestled in the highly sought-after Tribute community. Located on a quiet street, this east/west-facing home is just a 10-minute walk from Caledonia Park School, making it an ideal choice for families. The property backs onto a lane, offering added privacy and potential for RV parking. Start your day with a relaxing cup of coffee on the sunny front porch, and unwind in the evenings in the private backyard, featuring a large deck and hot tub under a custom pergola - perfect for outdoor relaxation. Inside, the home is bright and spacious, with a fully finished basement, a heated garage, and central A/C for ultimate comfort. The front lawn boasts low-maintenance artificial turf, allowing for a hassle-free lifestyle. With everything this home has to offer, don't miss out on this fantastic opportunity!

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Living room 4.25 m X 4.9 m

Dining room 3.32 m X 5.51 m

Kitchen 3.23 m X 4.17 m

Primary Bedroom 4.45 m X 4.74 m

Bedroom 2 3.56 m X 3.25 m

Bedroom 3 3.35 m X 3.33 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<https://shainajukes.com/>



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