



## 4506 42A Avenue Leduc AB

\$347,900

Great location on this property, quiet street backing onto a park. Walking distance to schools, parks. New poured concrete sidewalk as you walk up, front veranda to enjoy coffee in the morning. Inside the home is well maintained with newer flooring, newer kitchen cabinets, counters and backsplash. Bright kitchen with big window looking out back. Just a few steps to the upper level with 3 bedrooms and 4 piece main bathroom. The 3rd level is a perfect family room space with wet bar for entertaining. On this floor is a 3 piece bathroom and laundry/mechanical room plus this property provides a ton of storage space. Backyard is spacious with a double detached garage, storage shed and completely fenced. Newer shingles (2015), central air conditioning.

Listing Presented By:



Originally Listed by:  
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