



## Leduc Alberta

\$449,000

A well-maintained duplex bungalow in an adult (55+) living community in the desirable Lakeside Estates area. One of the largest units over 1500 SQFT main floor and full developed basement. Lots of natural light thanks to its end unit location, vaulted ceiling living room skylight & large basement windows. A bright main floor with open-concept layout, large kitchen, dining & living room with cozy gas fireplace. A large primary bedroom, 3-pc ensuite & walk in closet, 2nd bedroom with murphy bed, 4-pc main bathroom with walk-in tub, & main floor laundry. In the basement enjoy a 3rd bedroom, large 3-pc bath with storage cabinets, & large recreation room with wet bar. There is ample storage throughout with cold room & workbench for home projects. Relax on west facing backyard deck with powered wall awning. Out front is the attached double garage, & charming front porch. Visitor & RV parking directly across from the unit. Close to shopping, schools, recreation, golfing & all of Leduc's amenities. (id:6769)

Family room 4.78 m X 4.78 m

Bedroom 3 4.48 m X 3.77 m

Living room 5.84 m X 3.57 m

Dining room 3.35 m X 3.64 m

Kitchen 3.4 m X 4.12 m

Primary Bedroom 4.47 m X 6.73 m

Bedroom 2 2.81 m X 4.8 m

Listing Presented By:



Originally Listed by:  
Maxwell Heritage Realty

<https://bryceyoung.ca/>



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