



## Leduc Alberta

\$224,000

Welcome to this well-maintained 2-bedroom, 2-bathroom condo offering comfort, convenience, and immediate possession. The bright living room features patio doors leading to a private east-facing balcony, perfect for enjoying your morning coffee. The spacious primary bedroom includes a 4-piece ensuite, a large closet, and a separate linen closet. The functional kitchen is equipped with an island, pantry, and ample cabinetry for excellent storage. A separate in-suite laundry and storage room adds everyday convenience. Condo fees of \$278/month include heat and water, and the unit comes with one heated underground parking stall. Residents also enjoy access to an exercise room and other building amenities. Ideally located close to South Common shopping, restaurants, public transit, and Edmonton International Airport, this home offers excellent value for first-time buyers or downsizers. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



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