



## Leduc Alberta

\$455,000

1594 sq/ft two-storey home with an oversized 5.52 x 7.16 double detached garage, ideally located close to elementary and high schools, shopping, and quick Highway 2 access. This home features new stainless steel kitchen appliances and some freshly painted areas. The main floor offers a front den, spacious open-concept living area, and a cozy gas fireplace in the living room. Kitchen has an island and pantry, and a great sized dining area. Upstairs you'll find three bedrooms, including a generous primary suite with walk-in closet and ensuite. The fully finished basement adds even more living space with a full bathroom and family room and potential of two additional bedrooms—perfect for a growing family or guests. Conveniently located near schools, Parks, grocery stores, and major commuter routes, this is a fantastic property you'll want to see! (id:6769)

Family room 4.57 x 4.38

Bedroom 4 Measurements not available

Living room 4.86 x 4.55

Dining room 3.37 x 3.18

Kitchen 3.99 x 2.58

Den 3.03 x 2.73

Primary Bedroom 4.13 x 4.15

Bedroom 2 3.12 x 4.24

Bedroom 3 3.33 x 2.78

Listing Presented By:



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### REMAX ELITE

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

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