



Leduc Alberta

\$440,000

Welcome to this spacious 1,283 sq. ft. 1/2 duplex in the sought-after Heritage Villas 55+ adult living community in Leduc Estates. Bright and inviting, the main floor features a large picture window, partially vaulted ceiling, upgraded windows throughout, durable laminate flooring, and a bright dining area with a charming bay window. The eat-in oak kitchen offers abundant cabinetry and counter space. The primary bedroom includes a walk-in closet and private 3-piece ensuite, while a second bedroom, 4-piece bath, and main-floor laundry with newer washer and dryer complete the level. The fully finished basement offers a large family room, third bedroom, 3-piece bath, plus storage and utility rooms. Enjoy the south-facing sunroom with no rear neighbours, and the tranquil neighbourhood with mature trees and exceptional privacy. The double attached garage features a professionally finished epoxy-coated floor. Close to walking trails, the lake, golf, shopping, and restaurants. (id:6769)

Family room 3.32 m X 9.42 m

Den 4.27 m X 5.1 m

Bedroom 3 3.55 m X 3.74 m

Living room 3.5 m X 4.67 m

Dining room 2.79 m X 3.35 m

Kitchen 2.77 m X 3.3 m

Primary Bedroom 3.63 m X 4.01 m

Bedroom 2 3.02 m X 4.24 m

Laundry room 0.88 m X 1.67 m

Breakfast 2.34 m X 3.3 m

Listing Presented By:



Originally Listed by:
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