



## Leduc Alberta

\$350,000

Welcome to this well-loved and meticulously maintained Home, ready for its new owners! With plenty of curb appeal and a double detached OVERSIZED/HEATED GARAGE (25.4x21.3ft), along with over 1200 sq ft above grade plus a fully finished basement, there is plenty of room for your family and your vehicles too! Several practical upgrades have been made, incl. vinyl windows on most of the main floor, newer shingles (both approx 10yrs or so), hot water tank (2019), washer and dryer (approx 1 yr), garage overhead door (approx 3yrs), and newer asphalt on the large driveway too. The layout is great, with a convenient separate side entrance/mud room area as another bonus. With 3 bdrms (another room in the bsmt just needs an egress window to make it a bdrm) and 2.5 baths, this solid home has all the good bones and practical components in place. Plus, room to add value with some cosmetic updates if desired! There is also a pellet stove and a cool bar area in the retro bsmt, plus loads of storage space. Lots to love! (id:6769)

Laundry room 7.32 m X 1.98 m

Recreation room 10.03 m X 4.74 m

Living room 5.82 m X 3.59 m

Dining room 3.43 m X 2.9 m

Kitchen 3.42 m X 3.19 m

Primary Bedroom 4.46 m X 3.2 m

Bedroom 2 3.4 m X 2.63 m

Bedroom 3 4.25 m X 2.72 m

Listing Presented By:



Originally Listed by:  
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