



## Leduc Alberta

\$420,000

Cute as a button and packed with value! This is not your cookie cutter home - custom built this well-designed bi-level offers the convenience of main-floor living with a spacious primary suite featuring an ensuite, main-floor laundry, and a convenient powder room. The bright white kitchen includes solid wood cabinetry, an island, and plenty of workspace. Downstairs, the high ceilings and large windows create an inviting lower level with 2 additional bedrooms, a full bathroom, and a generous rec room complete with a wet bar. Step outside to enjoy the sunny south-facing back deck, a low-maintenance & fully fenced backyard with outdoor bar area --perfect for relaxing or entertaining. The professionally built double detached garage (2021, permitted) is complemented by a driveway offering extra parking. Not a zero lot line! Located in desirable West Haven Park on Leduc's west side, close to parks, schools, and amenities. Flexible possession available. (id:6769)

Bedroom 2 3.16 m X 3.39 m

Bedroom 3 2.72 m X 4.64 m

Recreation room 3.66 m X 5.85 m

Living room 3.49 m X 4.29 m

Dining room 3.65 m X 3.28 m

Kitchen 4.78 m X 6.42 m

Primary Bedroom 3.85 m X 4.92 m

Listing Presented By:



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Grassroots Realty Group

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