Leduc Alberta

$449,000

Spacious 3-Bed Half Duplex with Double Garage Robinson, Leduc! Welcome to this beautifully maintained 1,723 sq.ft. half duplex backing onto the outdoor rink. This 3-bedroom, 2.5-bathroom home offers comfort, style, and space -- perfect for families or first-time buyers. Step inside to discover hardwood and tile flooring on the main level, cozy carpet upstairs, and tile in all bathrooms. The inviting living room features a gas fireplace, while the modern kitchen boasts granite countertops, newer stainless steel appliances, espresso maple cabinets, and a corner pantry. Enjoy meals in the bright dining area, which opens onto a fenced backyard with a wood deck--ideal for summer BBQs or relaxing evenings. Upstairs, you'll find a spacious bonus room, convenient laundry, two generous bedrooms, a full 4-piece bathroom, and a large primary suite with a 3-piece ensuite and walk-in closet. The unspoiled basement provides ample storage or opportunity for future development. (id:6769)

Living room 13'9" x 12'	Bedroom 2 12'8" x 9'1
Dining room 8'4" x 10'1	Bedroom 3 12'6" x 9'1
Kitchen Measurements not available x 11 m	Bonus Room 11'7" x 11'
Primary Bedroom 15'3" x 10'	

Listing Presented By:

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