



## Leduc Alberta

\$368,000

IMMEDIATE POSSESSION! FINISHED BASEMENT! Searching for a functional & clean starter home or investment property? This 1285 sq ft 3 bedroom duplex END UNIT with no neighbour directly north or west has been refreshed for its new owners. Laminate flooring throughout the main allows for an open concept living / dining / kitchen space; great for entertaining & enjoying the west facing large windows for ample natural light. Stainless steel appliances, laminate countertops, and 2 pce bathroom. Upstairs brings 3 good sized bedrooms, including the primary bed w/ 3 pce ensuite & double closets. Additional 4 pce bath & linen storage. Basement is fully finished with large rec room for play space for kids or movie night with the family, another 2 pce bath, & mechanical / storage room. West facing backyard w/ wood deck & room for the firepit for bonfire season! Located blocks from multiple schools & amenities; solid street parking & single attached garage. Time to own this terrific home! \*Some photos virtually staged\* (id:6769)

Recreation room 5.51 m X 5.68 m

Living room 3.2 m X 4.86 m

Dining room 2.63 m X 2.19 m

Kitchen 2.62 m X 3.58 m

Primary Bedroom 3.39 m X 4.75 m

Bedroom 2 2.87 m X 4.82 m

Bedroom 3 2.82 m X 4.82 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://kevindoyle.remax.ca/>

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