



## 231 STURTZ Bend Leduc AB

\$319,900

HEATED GARAGE! BONUS ROOM! GREAT LAYOUT! NEW PAINT! This 1475 sq ft 3 bed, 2.5 bath duplex has plenty of living space & ideal for first time buyers or investors! Featuring new paint, laminate flooring, oversized single garage, deck, and fully fenced & landscaped. The large entryway leads to an open concept living / dining / kitchen space, complete with a great kitchen w/ island, stainless steel appliances, and ample windows to the backyard. Wider stairs lead to the bonus room, 4 pce bath, linen storage, & 3 bedrooms including the primary w/ 4 pce ensuite & walk-in closet! The basement is unfinished, but home to laundry, 2 windows, and room for adding a future 4th bedroom or rec room! The yard is great for summer bonfires or BBQs, or watching the kids play from the kitchen sink! Only blocks to Father Leduc School & quick access to Highway 2. Great value for the size, don't miss it!

Listing Presented By:



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