



## 266 AVENA Circle Leduc AB

\$340,000

Affordable 3 bed 2.5 bath half duplex LOADED WITH UPDATES! Freshly painted throughout, this charming home features BRAND NEW luxury vinyl plank flooring & carpets, baseboard, stove, dishwasher and washer! A charming recently painted front porch & front door greet you as you step into a spacious living room flooded with natural light! Continue on to the functional u-shaped kitchen featuring durable thermofoil cabinetry & ample counter space. the sizeable adjacent dining area is just off a roomy back entry with a half bath conveniently tucked away. Step out onto the huge deck overlooking the fully fenced backyard and off-street parking with plenty of space to build a garage in the future. Upstairs you'll find a primary suite complete w/ 4 pce ensuite, 2 additional well-sized bedrooms, and the main 4 pce bath. Downstairs, the basement is a blank canvas awaiting your vision! Ideally located on a quiet street just steps from parks, playgrounds, schools, groceries & retail! The good life awaits, in Deer Valley!

Listing Presented By:



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