



## Leduc Alberta

\$435,000

BETTER THAN NEW! TERRIFIC LAYOUT! IMMEDIATE POSSESSION! This 1832 sq ft 3 bed + bonus room, 2.5 bath Coventry Homes built duplex shows exceptionally well & is perfect for those looking for a move in ready home with room to grow. Feat: vinyl plank flooring, quartz countertops throughout, electric fireplace, S/S appliances, plush carpet, modern colour pallet & more! Double attached garage leads to the mudroom, 2 pce bath, & into your open concept living / dining / kitchen space; terrific for those family gatherings & enjoying the view out your windows to the backyard. Corner pantry, white shaker cabinets, & ample natural light. Upstairs brings 3 bedrooms, including the spacious primary bed w/ 4 pce ensuite & generous walk in closet. Lovely bonus room for the toys or movie night, upstairs laundry, & linen storage! The basement is unfinished, but room to add a 4th bedroom, rec space, or use for storage. The backyard is fully fenced & landscaped, w/ deck, shed, & room for the kids to play. Great value! (id:6769)

Living room 3.97 m X 4.43 m

Dining room 3.09 m X 2.73 m

Kitchen 3.26 m X 4.16 m

Primary Bedroom 3.8 m X 4.43 m

Bedroom 2 3.4 m X 3.04 m

Bedroom 3 3.53 m X 3.27 m

Bonus Room 3.14 m X 4.53 m

Listing Presented By:



Originally Listed by:  
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