



## Leduc Alberta

\$410,000

This lovely 3 bedroom, 1350sq ft 2 storey home is in mint condition. Located on a quiet street, just steps away from parks and trails. The main floor features updated vinyl plank flooring, a peninsula style kitchen with ample cabinetry and breakfast bar. The entry foyer leads up to a spacious living and dining area. Upstairs there are 3 nice sized bedrooms with the primary having a 4pce ensuite bathroom. The basement is unfinished, but the utility area is tucked off to one side. The backyard has a nice sized deck & is fenced on 2 sides, with a parking area off the lane. (id:6769)

Living room 4.53 m X 3.41 m

Dining room 3.46 m X 3.09 m

Kitchen 3.46 m X 3.55 m

Primary Bedroom 3.94 m X 3.35 m

Bedroom 2 2.84 m X 3.48 m

Bedroom 3 2.8 m X 3.54 m

Listing Presented By:



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