



## Leduc Alberta

\$445,000

Beautifully maintained and spacious, this Caledonia home is just a short walk from schools, the Leduc Rec Centre, and scenic walking paths. Offering five large bedrooms and three bathrooms, it provides ample space for family living. The upper floor features a spacious entryway that leads to a large living room with a wood-burning fireplace. This floor also has a bright, open kitchen with abundant counter and cupboard space, plus a charming eat-in dining nook that opens to a large backyard—complete with a dog run. Rounding out the upper level is a full bathroom and three generously sized bedrooms, including a primary suite with a full ensuite. Downstairs, the fully finished basement boasts a massive rec room, two additional bedrooms, a full bathroom, a large laundry room, and plenty of storage. Additional highlights include an attached double garage, air conditioning, and updated shingles, hot water tank, and appliances within the last 10 years. This home has it all! (id:6769)

Family room 8.95 m X 3.85 m

Bedroom 4 5.35 m X 4.95 m

Bedroom 5 4.15 m X 3.88 m

Living room 5.99 m X 4.03 m

Dining room 4.04 m X 3.22 m

Kitchen 2.96 m X 3.64 m

Primary Bedroom 3.99 m X 3.4 m

Bedroom 2 3.37 m X 2.89 m

Bedroom 3 3.37 m X 2.9 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://sarahlizze.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)