



## Leduc Alberta

\$459,900

Welcome to Ravine Villas! This delightful 1452 sqft END UNIT BUNGALOW in a 45+ complex offers LOW-MAINTENANCE LIVING in a well-managed community. The spacious layout features 1+1 bedrooms, den, 2+1 baths, & HEATED DBL ATT GARAGE. The living room is bright & airy, highlighted by VAULTED CEILINGS & a charming GAS FP. The bright eat-in kitchen has ample cabinets & counter space, & access to the west-facing DECK, ideal for enjoying stunning sunset views. A versatile DEN offers a perfect space for an office, dining, or hobby room. The LARGE PRIMARY SUITE boasts a W-I CLOSET & private 3pc ENSUITE. Additional full bath on main & MUDROOM/LAUNDRY provide great functionality. The spacious partially finished basement (needs flooring) provides a REC ROOM, extra bedroom, full bath & lots of STORAGE. Enjoy comfortable living w/ AC, & UPDATED HWT. Fantastic location, w/ access to nature trails, close to shopping, golf, airport & more. This bungalow in Ravine Villas is a must-see for comfortable & convenient living! (id:6769)

Family room 9.93 m X 8.43 m

Bedroom 2 3.61 m X 4.5 m

Storage 2.58 m X 4.03 m

Utility room 3.58 m X 2.58 m

Living room 3.69 m X 4.28 m

Dining room 2.71 m X 4 m

Kitchen 2.64 m X 3.51 m

Den 4.33 m X 3.18 m

Primary Bedroom 3.6 m X 4.86 m

Laundry room 2.05 m X 3.08 m

Listing Presented By:



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RE/MAX Real Estate

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