



## Leduc Alberta

\$369,900

Welcome to this charming 2-story home in the heart of Tribute! Perfectly located next to a beautiful park with scenic walking trails, this home offers both comfort and convenience. Step onto the inviting front veranda -- the ideal spot to sip your morning coffee -- and enter into a spacious, light-filled living room. The heart of the home is the generous kitchen at the back, featuring large south-facing windows that bathe the space in natural sunlight. Upstairs, you'll find three well-sized bedrooms, perfect for a growing family. The fully finished basement adds even more living space, including an additional bedroom and a cozy rec room -- great for guests, a home office, or movie nights. Enjoy the outdoors in the fully fenced backyard, complete with a large deck and plenty of room to build your dream garage in the future. Located just minutes from shopping, parks, and pathways, this home combines small-community charm with everyday convenience. Don't miss your chance to make this beautiful home yours! (id:6769)

Bedroom 4 8.6 m X 11.3 m  
Storage 5.2 m X 4.9 m  
Laundry room 8.7 m X 7.4 m  
Recreation room 12.3 m X 14.2 m  
Living room 15.2 m X 17.3 m

Kitchen 16.6 m X 15.7 m  
Primary Bedroom 12.5 m X 10.8 m  
Bedroom 2 9 m X 11.6 m  
Bedroom 3 9.5 m X 12.3 m

Listing Presented By:



Originally Listed by:  
Royal LePage Gateway Realty

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