



## Leduc Alberta

\$379,900

PRICE REDUCED TO SELL!! Affordable family living! Welcome to Leduc's family friendly community of Caledonia! Conveniently located within minutes of the QEII (without the traffic noise!). This significantly upgraded 4 level split (with central A/C) has over 1500 sq/ft of finished living space on the 1st 3 levels. 3 bedrooms and 2 full baths. The main floor was completely renovated in 2019 and includes an Open floor plan with stylish dark wood kitchen cabinets, quartz counter tops, complete with a large island (w/ power and sit at seating space), and all new laminate flooring. All vinyl windows in the finished area (except primary bedroom). Shingles, soffits & fascia, and exterior paint completed in 2018. A finished lower level family/entertainment space w/ 3 piece bath (w/ jet tub). The basement level is partially finished with a completed flex space available for a potential bedroom, and a convenient walled in storage room. Laundry and easily accessed utility area in the basement. Expansive fenced yard. (id:6769)

Storage Measurements not available

Laundry room Measurements not available

Utility room Measurements not available

Family room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom 3.63 m x Measurements not available

Bedroom 2 2.87 m x Measurements not available

Bedroom 3 2.27 m X 4.37 m

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty

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