



## Leduc Alberta

\$418,000

Welcome to Caledonia. Fantastic home on a quiet street. This home offers 4 bedrooms. Major upgrades include, windows all replaced in '25 including the basement. Attic re-insulated with R60 in '25. new storm doors '25. Roof, Furnace and HWT were all replaced in 16. Furnace and HWT were inspected in '23. Fireplace was cleaned in '21. Full disclosure; had a basement leak in 2016, which was professionally repaired. In the process the basement bathroom was removed and never replaced. No basement leaks since. Some baseboard stain in the upstairs hallway from a humidifier that against the wall. Presently utilities average \$137/gas, \$210/electric and \$110/city of Leduc. (id:6769)

Family room 6.4 m X 5.7 m

Bedroom 4 4.4 m X 3.2 m

Living room 3.3 m X 4 m

Dining room 3.3 m X 2.85 m

Kitchen 3.4 m X 3.4 m

Primary Bedroom 4.8 m X 3.4 m

Bedroom 2 3.4 m X 2.7 m

Bedroom 3 3.3 m X 3.3 m

Listing Presented By:



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