



Leduc Alberta

\$325,000

Amazing opportunity in a prime location, backing directly onto Notre Dame School park and a close walk to the LRC. This 1028 sqft bi-level features 4 bedrooms, 2 bathrooms, and a double detached garage. Recent upgrades, including newer shingles (2022 house), HWT (2019), and furnace (2020). The spacious yard, quiet neighborhood, and proximity to schools, parks, and amenities make this property an excellent choice for first-time homebuyers or savvy investors looking for a great opportunity in a sought-after area. (id:6769)

Family room 4.99 m X 6.69 m

Bedroom 3 3.67 m X 3.32 m

Bedroom 4 2.55 m X 2.19 m

Living room 5.21 m X 4.27 m

Dining room 2.59 m X 3.46 m

Kitchen 4.69 m X 3.46 m

Primary Bedroom 3.85 m X 3.18 m

Bedroom 2 3.5 m X 3.35 m

Listing Presented By:



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