



## Leduc Alberta

\$410,000

Welcome to this inviting home backing onto a peaceful park, offering comfort, smart updates & a layout designed for everyday living. The open-concept main floor features durable vinyl plank flooring, cozy carpeted areas & a warm gas fireplace with tile surround—perfect for relaxing evenings. The kitchen provides plenty of workspace a new dishwasher (2026) & ample cabinetry. Upstairs you'll find a spacious primary bedroom with walk-in closet & private 4pc ensuite, plus two additional bedrooms & a full 4-piece bath. The unfinished basement offers excellent storage & future development potential. A true highlight of this property is the heated, oversized double detached garage—more like a dream workshop than a typical garage, with space for vehicles, hobbies, projects & extra storage. Recent updates including hot water tank (2023) & upgraded R60 insulation (2024) add comfort & efficiency. Backing onto green space & close to amenities, this home is the perfect blend of lifestyle and functionality. (id:6769)

Living room 4.36 m X 3.77 m

Dining room 2.63 m X 2.7 m

Kitchen 3.92 m X 3.26 m

Primary Bedroom 4.04 m X 3.87 m

Bedroom 2 3.09 m X 2.83 m

Bedroom 3 3.02 m X 2.84 m

Listing Presented By:



Originally Listed by:  
Exp Realty

<https://traciesarumowa.exp Realty.com/>

**RE/MAX Elite**

**RE/MAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:  
[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.