



## Leduc Alberta

\$369,900

MASSIVE PIE LOT! NEWER 24' X 20' HEATED GARAGE & DECK! BEAUTIFULLY UPDATED! Searching for a QUICK POSSESSION, gorgeously renovated & affordable duplex? This 1312 sq ft 3 bed, 2.5 bath gem in a CUL DE SAC shows a 10, and is loaded with value. Greeted at the entryway w/ a MAIN FLOOR OFFICE, leads to an open concept living / dining / kitchen space! Updated vinyl plank flooring, S/S appliances, new countertops & backsplash, lighting, coffee bar, new carpet, & paint, newer wood fence; it feels like a showhome! Upstairs brings 3 bedrooms, including the primary bed w/ large walk in closet & 4 pce bathroom, additional 4 pce bath & linen closet. The basement is partially finished, w/ laundry, rec room / 4th bedroom, roughed in bathroom, and space to add another bedroom. The yard is amazing! New large deck for summer BBQS / gatherings. Tons of room for the dogs to run, summer bonfires, & swimming pool. RV PARKING SPACE TOO FOR THE TOYS OR EXTRA CARS! Priced to move, don't miss it! (id:6769)

Recreation room 4.81 m X 3.68 m

Living room 3.8 m X 3.82 m

Dining room 5.85 m X 2.3 m

Kitchen 3.06 m X 3.82 m

Den 3.12 m X 2.76 m

Primary Bedroom 3.66 m X 3.91 m

Bedroom 2 2.6 m X 3.18 m

Bedroom 3 3.11 m X 2.79 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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