



## Leduc Alberta

\$415,000

Welcome to this perfect first-time buyer home—a bright and spacious 1,350 sq ft two-storey designed for comfortable everyday living. The main floor offers an open, airy feel with plenty of natural light and a functional U-shaped kitchen, ideal for cooking and entertaining. Upstairs, you'll find three well-sized bedrooms, including a generous primary suite with a walk-in closet and 4-piece ensuite. Stay cool all summer with central A/C, and enjoy the privacy of a fenced yard—perfect for kids, pets, or relaxing evenings. The double detached garage is equipped with EV plugs, adding modern convenience. Located just two blocks from a school, this home is in an ideal spot for families or first-time buyers looking for value, comfort, and location. (id:6769)

Living room 3.35 x 3.73

Primary Bedroom 3.36 x 3.94

Dining room 2.81 x 3.49

Bedroom 2 3.06 x 2.82

Kitchen 2.94 x 3.48

Bedroom 3 3.05 x 2.83

Listing Presented By:



Originally Listed by:  
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<http://teamsenio.com/>



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