



## Leduc Alberta

\$357,000

This charming bungalow is nestled in a mature neighborhood on a spacious 6,419 sq ft lot and is ready for quick possession! Built in 1976, this home has several upgrades, including shingles, furnace, Hot Water on Demand, and central air conditioning for year-round comfort. Inside, the main level features three well-sized bedrooms with new carpet, a 4pc main bath, and a 2pc ensuite in the primary bedroom. The spacious kitchen offers plenty of cabinetry, while the bright dining and living areas provide an inviting atmosphere for family gatherings. The basement is partially finished, including a 4th bedroom, family/rec room (with the option to add an additional bedroom), and ample storage space. A large laundry area and office/den add further versatility to this home. Outside, the extra-long driveway easily accommodates RV parking, A cement patio and firepit in the backyard offers fantastic outdoor entertaining spaces. Top it off with an oversized single garage! (id:6769)

Bedroom 4 6.777 m X 2.472 m  
 Recreation room 7.32 m X 3.919 m  
 Living room 4.501 m X 4.335 m  
 Dining room 3.271 m X 2.675 m

Kitchen 4.3369 m X 3.49 m  
 Primary Bedroom 4.084 m X 3.481 m  
 Bedroom 2 3.05 m X 2.759 m  
 Bedroom 3 3.052 m X 2.764 m

Listing Presented By:



Originally Listed by:  
 RE/MAX Real Estate

<http://www.dawnheisler.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
 Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)