



## 44 CAMPBELL Road Leduc AB

\$345,000

Welcome home in the charming community of Tribute! With no back neighbors, only one side neighbor, and a peaceful green belt beside you, this 3-bedroom, 2-bath bi-level offers privacy and comfort at an affordable price. Step into the bright main living area with laminate flooring, large windows that fill the space with natural light, and a kitchen with newer appliances and plenty of counter space—ideal for everyday meals or your first hosting experience. Down the hall, you'll find three cozy bedrooms and a 4-piece bathroom. The partially finished basement adds extra living space, currently set up as a rec room and additional bathroom. You'll also enjoy the convenience of hot water on demand and air conditioning. The west-facing backyard is perfect for relaxing or entertaining, featuring a firepit, pergola and shed.

Listing Presented By:



Originally Listed by:  
Century 21 Masters

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