



Leduc Alberta

\$314,900

Welcome to this delightful 2+1 Bedroom Home in the Heart of Leduc! With over 1600 sq ft of living space, This clean, warm, and well-kept home sits on a huge lot with RV parking -- perfect for investors, first-time buyers, or young professionals. Featuring a new roof and great curb appeal, this property offers comfort and convenience in the most desirable central location, just steps away from the theatre, shopping, public library, schools, rinks, pools, golf and walking paths. (and only 10 minutes to EIA!) Inside, you'll find a bright and inviting layout with two bedrooms up and one down (easily could be 2+2), providing plenty of space for family, guests, or a home office. The large yard offers endless possibilities for gardening, play, or future development potential. This affordable gem combines small-town charm with everyday convenience. From backyard BBQ's to cozy nights in watching the game, the home is move-in ready and full of potential -- A must-see! (id:6769)

Bedroom 3 Measurements not available

Laundry room Measurements not available

Hobby room Measurements not available

Living room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



Originally Listed by:
Royal LePage Gateway Realty

<https://jamierideout.royalpage.ca/>

RE/MAX ELITE

RE/MAX Elite

Phone: 780-406-4000

Fax:

executive@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.