



## Leduc Alberta

\$299,900

There is so much to LOVE in this great home RIGHT ACROSS THE STREET FROM EAST ELEMENTARY SCHOOL!! It has been meticulously maintained over the years, you'll love the natural light that floods the living area, the dining space, and wonderful kitchen that faces the back yard. There are 2 spacious bedrooms upstairs and 1 more downstairs, a full bathroom on each level (both in great condition & jet tub upstairs), a HUGE rec room with electric fireplace and a den/storage room along with laundry in the basement. Some recent upgrades include: ew roof on house in 2024, water tank 2019, garage door 2016, triple pane windows (unsure year) and so much more!! (id:6769)

Family room 7.35 m X 3.23 m

Den 3.84 m X 3.63 m

Bedroom 3 3.29 m X 2.82 m

Laundry room 7.35 m X 3.29 m

Living room 5.02 m X 3.18 m

Dining room 2.87 m X 2.8 m

Kitchen 3.71 m X 3.28 m

Primary Bedroom 4.32 m X 3.28 m

Bedroom 2 3.52 m X 2.61 m

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.edmontonrealestateguy.com/>

**RE/MAX Elite**

**RE/MAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:  
[broker@eliterealestate.ca](mailto:broker@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.