



Leduc Alberta

\$469,000

Updated half duplex (2025) in a highly desirable neighborhood of Leduc. This meticulously updated property features a modern, spacious kitchen with new cabinets, granite countertops, brand new appliances, and elegant porcelain tile floors. Large windows on the main floor flood the living space with natural light, creating a bright and inviting atmosphere. Enjoy energy efficiency with zone heating throughout and premium triple-pane windows on both floors for superior insulation and noise reduction. Each unit boasts three generous bedrooms upstairs, including a luxurious 3-pce ensuite in the primary bedroom and a 4-pce main bath. Convenient upper-floor laundry adds to the appeal. The open-concept main floor offers a bright living room, a cozy 2-pce bath, and a stylish kitchen perfect for family living or entertaining. The finished basement includes an additional bedroom with a 3-pce bath and a large recreation room, ideal for guests or a home office. (id:6769)

Bedroom 4 2.81 m X 3.11 m

Recreation room 5.57 m X 3.6 m

Utility room 3.27 m X 2.62 m

Storage 2.17 m X 1.29 m

Living room 3.93 m X 3.35 m

Dining room 3.35 m X 4.52 m

Kitchen 2.3 m X 4.36 m

Mud room 2.26 m X 1.18 m

Primary Bedroom 3.94 m X 3.8 m

Bedroom 2 2.76 m X 2.77 m

Bedroom 3 3.38 m X 3.3 m

Laundry room 1.04 m X 0.88 m

Listing Presented By:



Originally Listed by:
Royal LePage Gateway Realty

<https://waynefossen@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.