



## Leduc Alberta

\$470,000

Not your average 4-level split! This bright & cheerful home is bursting with personality, from the trendy checkerboard kitchen floor to the industrial concrete countertops and eat-up bar—it's sure to spark conversation! Stainless steel appliances & a separate dining area make entertaining a breeze, while the south-facing front windows flood the home with natural light. With 4 bedrooms and 3 bathrooms, including a spacious primary & ensuite, there's room for everyone. The fully finished basement is the ultimate cozy retreat featuring not one, but TWO fireplaces—perfect for chilly Alberta evenings. Outside, the huge lot offers RV parking, a double detached garage, and a gardening area. Recent updates provide peace of mind and improved efficiency, including a new heat pump & air conditioning (2026), furnace & hot water tank (2026), triple-pane windows & exterior doors (2026), fresh paint (2025/2026), and patio doors (2024)! Minutes from the Leduc Reservoir walking trails, playgrounds, airport and shopping! (id:6769)

Family room 7.28 m X 5.65 m

Bedroom 4 3.38 m X 2.82 m

Recreation room 3.78 m X 5.65 m

Laundry room 3.49 m X 2.49 m

Living room 4.05 m X 6.59 m

Dining room 3.68 m X 2.73 m

Kitchen 3.68 m X 3.79 m

Primary Bedroom 3.58 m X 3.46 m

Bedroom 2 3.64 m X 2.89 m

Bedroom 3 3.65 m X 2.9 m

Listing Presented By:



Originally Listed by:  
Grassroots Realty Group

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