



# Leduc Alberta

\$349,000

Fully finished bungalow located in a quiet neighbourhood, offering a spacious layout and thoughtful upgrades throughout. The main floor features a bright living room, a generous dining area with pantry, and a functional kitchen equipped with 2023 KitchenAid appliances, gas stove, stainless steel dishwasher, stainless steel backsplash, and a fridge with water line. There are three bedrooms upstairs and a 4-piece bathroom. The finished basement includes two additional bedrooms, two large flex rooms, a storage room, and a newly renovated 3-piece bathroom. Notable upgrades include air conditioning, a heated garage, new furnace (2023), hot water tank (2022), new shingles and upgraded insulation (2022), new washer and dryer, and updated basement lighting. The large yard offers updated front and back landscaping with apple and cherry trees, a sunroom, and ample off-street parking. Conveniently located close to parks, schools, shopping, and more. (id:6769)

Family room 3.53 m X 5.75 m

Bedroom 4 3.55 m X 4.27 m

Bedroom 5 3.11 m X 3.52 m

Laundry room 6.43 m X 3.6 m

Living room 3.69 m X 5.92 m

Dining room 2.85 m X 3.12 m

Kitchen 3.64 m X 3.82 m

Primary Bedroom 3.99 m X 3.09 m

Bedroom 2 3.12 m X 2.78 m

Bedroom 3 3.69 m X 2.67 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://sarahlizze.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)