



70 Nootka Road Leduc Alberta

\$459,000

Welcome home to this beautifully maintained home in the Caledonia Park neighbourhood of Leduc. This five-bedroom, three bath home sits on a large lot in a great area near numerous schools, parks, and lots of shopping! As you walk in to this meticulously taken care of home you will love how bright and open the main level is with the large kitchen and dining area and spacious living area with tons of natural light. With three bedrooms on the main including the primary with a two-piece en-suite. Completing the main level is a well appointed four-piece bath. In the basement you will enjoy the large family area/den, two bedrooms, one which is currently being used as a hair salon, and a two-piece bath. Outside, you will find the oasis you have always dreamed of with raised garden beds, a green house, private fencing, and a fantastic patio that abuts the house and the double detached heated garage! This home is perfect for a family looking for new beginnings in Leduc! (id:6769)

Family room 28.42 Ft x 10.67 Ft
Bedroom 10.83 Ft x 11.83 Ft
Laundry room 8.58 Ft x 6.67 Ft
Storage 9.83 Ft x 5.83 Ft
2pc Bathroom .00 Ft x .00 Ft
Living room 20.58 Ft x 11.75 Ft
Kitchen 13.67 Ft x 13.58 Ft

Dining room 12.67 Ft x 8.67 Ft
Primary Bedroom 13.25 Ft x 10.42 Ft
Bedroom 9.33 Ft x 10.92 Ft
Bedroom 10.83 Ft x 10.42 Ft
Bedroom 9.75 Ft x 10.25 Ft
2pc Bathroom .00 Ft x .00 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
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Ltd.



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