



## Leduc Alberta

\$415,000

BACKING GREEN SPACE! PIE LOT! FINISHED BASEMENT! Looking for a big backyard with no neighbours behind? A/C! This 1537 sq ft 4 bed, 3.5 bath duplex is a functionally designed & aesthetically stellar home with the perfect yard for summer fun! Oversized long driveway to the single garage & large entryway leads upstairs to your open concept living / dining kitchen space. Two tone cabinetry, hexagon tile backsplash, S/S appliances, hardwood flooring, & large windows with great views! Upstairs brings 3 bedrooms inc the primary bed w/ 4 pce ensuite & walk in closet, 4 pce bath & linen storage. The basement is beautifully finished, w/ plush carpet, large 4th bedroom, newer 3 pce bath, & living room for movie night or play space for the kids. The back yard is incredible! Two tier deck for summer BBQs & entertaining AND room for the trampoline, slip & slide, and shed. Steps to 7/11 & walking distance to West Haven School. A rare package; don't miss it! (id:6769)

Bedroom 4 2.99 m X 3.91 m

Recreation room 3.42 m X 4.4 m

Living room 3.32 m X 4.78 m

Dining room 2.51 m X 2.67 m

Kitchen 3.55 m X 4.11 m

Primary Bedroom 3.63 m X 4.87 m

Bedroom 2 2.86 m X 4.62 m

Bedroom 3 2.86 m X 4.4 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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