



## Leduc Alberta

\$319,900

Welcome to this 3 bedroom, double attached garage + 2.5 bathroom townhouse on the west end of Leduc in Deer Valley, offered at \$319,900 with low condo fees of \$267.25 and includes A/C. The open concept main floor features a spacious living room, bright dining area, a kitchen complete with stainless steel appliances. A convenient 2-piece bathroom completes the main level. Upstairs, the primary bedroom offers a walk-in closet and a 4-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and an upper-level laundry room plus a flex space that provide functionality for families or investors alike. With thoughtful design, great location, and excellent value, this home is perfect for first-time buyers, growing families, or those looking to downsize without compromise. Don't miss this opportunity! Ideally located near shopping and amenities in Leduc Common, this home combines convenience with modern comfort. Roughed in for Central Vac. Some photos have been virtually staged. (id:6769)

Living room 3.25 m X 5.43 m

Kitchen 3.24 m X 4.82 m

Other 2.29 m X 3 m

Den Measurements not available

Primary Bedroom 3.37 m X 5.14 m

Bedroom 2 3.18 m X 4.62 m

Bedroom 3 3.18 m X 3.49 m

Laundry room 2.01 m X 1.53 m

Listing Presented By:



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