



## Leduc Alberta

\$189,900

SPARKLING CLEAN with TONS OF UPGRADES! Looking for an affordable first home, a terrific investment property or is it time to downsize? Look no further! Bright, open floor plan featuring a white, modern Kitchen with an abundance of storage and counter space. The Primary Bedroom is huge and complete with a walk-in closet and full 4-pc Ensuite. There are two additional large Bedrooms and a second 4-pc Bathroom. Outside, you'll enjoy entertaining or watching the kids play in the private, fully-fenced west-facing backyard. Recent UPGRADES include: fresh PAINT throughout, new DOORS, some new WINDOWS, durable VINYL PLANK FLOORING, new BASEBOARDS and TRIM, all new APPLIANCES, new FURNACE, and newer HWT. Outside there is a new 20x12 CEDAR DECK with PERGOLA, a large SHED, and a large parking pad. Nothing to do but move in and enjoy this gem! (id:6769)

Living room 4.63 m X 4.57 m

Dining room 3.35 m X 2.13 m

Kitchen 3.35 m X 2.46 m

Primary Bedroom 4.57 m X 3.75 m

Bedroom 2 3.05 m X 3.41 m

Bedroom 3 3.05 m X 2.74 m

Listing Presented By:



Originally Listed by:  
2% Realty Pro

<http://www.lisamakelki.com/>

**RE/MAX® ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399  
Fax:  
[steveleddy@hotmail.com](mailto:steveleddy@hotmail.com)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.