



## Leduc Alberta

\$329,500

Extra Large Lot, Triple Detached Garage, backing onto greenspace, the Trans Canada Trail and steps from Kinsmen Park. The fully insulated and drywalled garage features a heated double bay plus a single bay partially wired for an electric heater (included) - ideal for a workshop, Man Cave or storing all your toys. This 1,021 sqft bungalow offers custom kitchen cabinetry and built-ins throughout the home. The main floor includes 3 bedrooms, a 4-piece bath, spacious living room, dining area and kitchen. The basement features a large rec room with bar and full wall wine rack, 3-piece bath, bedroom, cold storage, storage room and a generous laundry/craft area with custom sewing cupboards. While the home and yard could use some TLC and updating, the space, location and oversized backyard offer incredible potential for someone looking to personalize a property with room to grow, entertain, garden or simply enjoy the outdoors. A rare opportunity for buyers wanting space, storage and endless possibilities. (id:6769)

Bedroom 4 3.38 m X 3.38 m

Recreation room 6.81 m X 5.32 m

Laundry room 3.35 m X 5.14 m

Cold room 1.8 m X 1.42 m

Other 1.74 m X 1.81 m

Living room 3.61 m X 5.57 m

Dining room 2.25 m X 1080 m

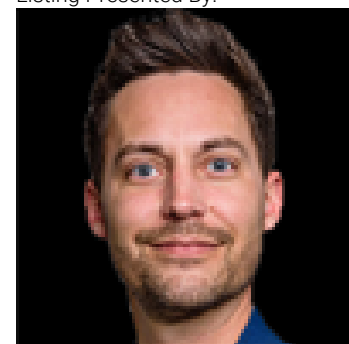
Kitchen 3.35 m X 2.74 m

Primary Bedroom 4.27 m X 3.22 m

Bedroom 2 2.7 m X 4.6 m

Bedroom 3 3.19 m X 2.54 m

Listing Presented By:



Originally Listed by:  
REMAX River City

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

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