



## Leduc Alberta

\$390,000

SPACIOUS 1,260 sq.ft SOLID BUNGALOW on a HUGE 625 sq.m lot with a SOUTH-FACING backyard & 23x25 DOUBLE DETACHED GARAGE in established Corinthia Park! WELL-KEPT & MAINTAINED, this home offers a functional layout and the perfect blend of thoughtful updates & original character. Recent upgrades include HOUSE SHINGLES, HWT, FLOORING, PAINT, BASEBOARDS, beautiful NEW FENCE & FRESH SOD. The classic main floor layout features a generous living room with LARGE WINDOWS & captivating BRICK FIREPLACE, flowing into the dining room and kitchen with additional breakfast nook. Down the hall are 3 bedrooms, including the primary with 2PC ENSUITE, plus a 4PC BATH & linen closet. A SEPARATE ENTRANCE leads to the spacious, partially finished basement with a 4th bedroom, 3pc bath & laundry, offering an ideal canvas for future development. Enjoy an incredibly PRIVATE backyard with the OVERSIZED GARAGE with ALLEY ACCESS & additional parking. Situated on a VERY QUIET STREET near schools, parks, & amenities nearby! (id:6769)

Bedroom 4 Measurements not available

Living room 5.99 m X 4.24 m

Dining room 2.72 m X 2.44 m

Kitchen 3.8 m X 4.54 m

Primary Bedroom 4.03 m X 3.48 m

Bedroom 2 3.44 m X 3.18 m

Bedroom 3 2.41 m X 3.48 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

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**REMAX Excellence**

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