



Leduc Alberta

\$409,900

GREAT OPPORTUNITY to put your personal stamp on a property that has so much SPACE, CHARACTER and POTENTIAL!! Nestled on a massive 722m² (approx. 7771 sq.ft.) pie-shaped lot in the established community of South Park. This 1,690 sq.ft. home has a great floor plan with 3 bedrooms and 2 bathrooms on the upper level. A spacious living room and open dining area, a large eat-in kitchen and adjacent generous family room plus a 2 piece powder room complete the main floor. The basement is partially finished. The current owner has done the following upgrades: Shingles in 2023, HWT, 2 new Bath fitter tubs, Vinyl plank flooring throughout, CO2/smoke detectors, new vanity and more. Located in a quiet crescent featuring a HUGE NE-FACING BACKYARD next to a park! Enjoy the maintenance free deck plus mature trees for your added privacy. Double attached garage and lots of street parking for guests. Close to great amenities, schools, parks, public transportation and LRC and more! Immediate possession is available! (id:6769)

Living room 3.55 m X 5.66 m

Dining room 3.42 m X 3.24 m

Kitchen 3.42 m X 3.66 m

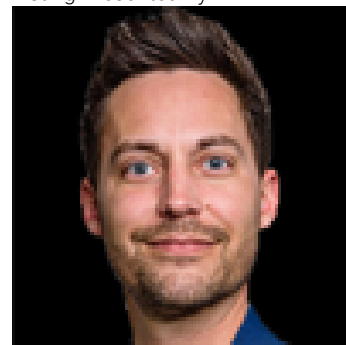
Family room 3.54 m X 8.33 m

Primary Bedroom 4.56 m X 3.66 m

Bedroom 2 2.72 m X 3.57 m

Bedroom 3 3.25 m X 3.56 m

Listing Presented By:



Originally Listed by:
REMAX River City

<http://www.tntrealestate.ca/>



REMAX Excellence

201, 5607-199 Street, Edmonton,
Alberta,

Phone: 780-984-9399

Fax:

steveledddy@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.