



## Leduc Alberta

\$435,000

Renovated Bungalow! 1,070+ SQFT in Leduc's Caledonia neighborhood. A quiet, family-friendly area known for convenience, mature surroundings, & easy access to amenities. Close to schools, parks, shopping, recreation facilities, & commuter routes. Renovated in 2022, this home blends modern upgrades with practical design, ideal for families, multi-generational living, or buyers seeking income potential. An open-concept main floor featuring a welcoming living room filled with natural light, seamlessly connected to a stylish kitchen complete with a central island & breakfast nook. The main level includes 3 comfortable bedrooms & a well-appointed 4-piece bathroom. The fully developed basement adds versatility with a self-contained 2-bedroom suite. Ideal as a mother-in-law suite or rental opportunity. Including its own kitchen, dining area, living room, & a second 4-piece bathroom, along with a shared laundry & storage. Outside, enjoy a large backyard, plus, ample parking. An upgraded & move-in ready bungalow! (id:6769)

Second Kitchen 3.25 m X 3.07 m

Bedroom 5 3.94 m X 3.83 m

Bedroom 6 3.26 m X 4.06 m

Living room 4.33 m X 2.65 m

Dining room 2.77 m X 4.05 m

Kitchen 3.98 m X 2.65 m

Primary Bedroom 3.66 m X 3.48 m

Bedroom 2 2.69 m X 2.73 m

Bedroom 3 3.94 m X 2.44 m

Listing Presented By:



Originally Listed by:  
Maxwell Heritage Realty

<https://bryceyoung.ca/>

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