



## Leduc Alberta

\$299,900

There is so much to LOVE in this great home RIGHT ACROSS THE STREET FROM EAST ELEMENTARY SCHOOL!! It has been meticulously maintained over the years, you'll love the natural light that floods the living area, the dining space, and wonderful kitchen that faces the back yard. There are 2 spacious bedrooms upstairs and 1 more downstairs, a full bathroom on each level (both in great condition & jet tub upstairs), a HUGE rec room with electric fireplace and a den/storage room along with laundry in the basement. Some recent upgrades include: ew roof on house in 2024, water tank 2019, garage door 2016, triple pane windows (unsure year) and so much more!! (id:6769)

Family room 7.35 m X 3.23 m

Den 3.84 m X 3.63 m

Bedroom 3 3.29 m X 2.82 m

Laundry room 7.35 m X 3.29 m

Living room 5.02 m X 3.18 m

Dining room 2.87 m X 2.8 m

Kitchen 3.71 m X 3.28 m

Primary Bedroom 4.32 m X 3.28 m

Bedroom 2 3.52 m X 2.61 m

Listing Presented By:



Originally Listed by:  
Real Broker

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