



# Leduc Alberta

\$399,900

PRIDE OF OWNERSHIP! NO NEIGHBOURS BEHIND! Searching for your first home with space to grow? Quiet street, well cared for, & potential to finish the basement to your liking? This 1463 sq ft 3 bed, 2.5 bath Bedrock Homes duplex checks the boxes! Classic open concept layout, w/ terrific kitchen & large island for cooking up a storm! Corner pantry, S/S appliances, large window & sliding patio door for ample natural light. Good sized living room for entertaining & access to the yard. Upstairs brings 3 bedrooms, including the primary bedroom w/ 3 pce ensuite & walk in closet. Upper laundry room & additional 4 pce bath for your added convenience! The basement is unfinished, but room to add a 4th bedroom, rec room & future bath. Your yard is terrific! Extended rear deck for summer BBQs, storage shed, & room for the swingset or portable fire pit. Located blocks to playgrounds, walking trails & quick access to Hwy 2A & LRC are added perks. Call Robinson home today! (id:6769)

Living room 3.11 m X 4.46 m

Dining room 2.71 m X 2.6 m

Kitchen 2.71 m X 5.35 m

Primary Bedroom 3.21 m X 4.34 m

Bedroom 2 2.77 m X 3.17 m

Bedroom 3 2.92 m X 3.67 m

Laundry room 1.58 m X 2.05 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://kevindoyle.remax.ca/>



**Royal**

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