



## Leduc Alberta

\$375,000

Well-kept 3 bedroom, 2 bathroom home in Telford, close to the lake and walking paths. This property offers a great opportunity to create lasting memories in an established neighbourhood. The main level features three bedrooms, including the primary suite with a 3 pc ensuite and direct access to the outside. The kitchen provides ample cabinetry and counter space and leads to the main living room. A sunken flex room on the main floor offers additional space for a family room, office, or den. Two additional bedrooms with large closets and a 4 pc bathroom complete this level. The partially finished basement includes a laundry area and additional space that could be developed as a recreation room, bedroom, or anything else a buyer may envision. Plenty of storage throughout. Spacious backyard and oversized single detached garage. Located near Telford Lake, parks, schools, and amenities. Rare opportunity to own a home so close to the lake!  
(id:6769)

Living room 5.17 m X 3.97 m

Dining room 3.47 m X 4 m

Kitchen 2.86 m X 4.25 m

Primary Bedroom 4.73 m X 3.46 m

Bedroom 2 3.13 m X 3.11 m

Bedroom 3 3.79 m X 3.13 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://sarahlizee.ca/>



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