



## Leduc Alberta

\$289,500

Charming home on a large downtown lot. Newer shingles, gutters. Inside renovations including newer kitchen with gas stove, wall oven, granite, island. Newer windows, flooring, features crown moldings, textured ceilings, 100 amp service. Large living room open to the kitchen and spacious dining area. There is a 2 piece powder room and main floor bedroom. Upstairs there are 2 bedrooms, one with a large walk in closet. Laundry upstairs and large family bathroom with claw foot tub and separate tiled shower. There is a back mud room and entrance to the backyard. Large backyard with storage space in the garage. Awesome lot with potential for future development. 2 blocks to downtown, restaurants, shopping, public library and so much more.

(id:6769)

Living room 3.7 m X 4.97 m

Dining room 2.85 m X 3.46 m

Kitchen 4.73 m X 2.85 m

Bedroom 3 2.34 m X 2.76 m

Primary Bedroom 2.94 m X 3.97 m

Bedroom 2 2.91 m X 3.01 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



**Royal**

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