



## Leduc Alberta

\$389,000

Welcome to your new home in a serene and friendly neighborhood. This charming property features 4 spacious bedrooms and 3 modern bathrooms, offering a perfect blend of comfort and style. The living room is bathed in natural light thanks to bay windows, creating a warm and inviting atmosphere. Enjoy the durability and elegance of vinyl and ceramic tile flooring throughout the main areas. The open-concept dining area flows seamlessly into a renovated kitchen, boasting updated countertops, a stylish backsplash, and sink. The primary bedroom includes a convenient walkthrough closet leading to a private ensuite bathroom, providing a peaceful retreat. The finished basement expands your living space with a versatile living area complete with its own kitchen ideal for extended family or guests. The low-maintenance backyard and oversized double garage add to the appeal, while the location puts you close to schools, shopping, and within walking distance of the hospital. A must-see for comfort and convenience! (id:6769)

Bedroom 3 2.66 m X 3.48 m

Bedroom 4 2.69 m X 2.96 m

Recreation room 3.52 m X 11.7 m

Living room 3.67 m X 5.3 m

Dining room 3.67 m X 2.4 m

Kitchen 2.45 m X 4.6 m

Primary Bedroom 3.05 m X 3.8 m

Bedroom 2 2.64 m X 3.6 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<https://erickyip.com/>



Royal

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
[info@joepeters.ca](mailto:info@joepeters.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.