



# Leduc Alberta

\$350,000

TASTEFULLY UPDATED! NEWER HIGH EFFICIENCY FURNACE & AC! BUDGET FRIENDLY! Searching for a beautifully refreshed home without condo fees? This 1265 sq ft 3 bed, 1.5 bath duplex is the ideal starter home or investment property! Spacious entryway leads to your living room, complete with newer vinyl plank flooring throughout the main, gas fireplace, and updated paint. L shaped kitchen w/ stainless steel appliances (newer dishwasher & fridge), backsplash, & black handles, large eat in dining space, 2 pce bath, & access to the backyard. Upstairs brings 3 bedrooms, including the primary bed w/ lovely walk in closet. 4 pce bath & linen storage. The basement is unfinished, but home to laundry; plenty of space to finish a 4th bedroom, develop your dream rec room, or add a future bathroom! Backyard is fully fenced & landscaped w/ covered pergola & deck, shed, & raised flower beds. Plenty of parking with room to park your RV too! Steps to playgrounds & quick access to QE2, Father Leduc & more! A must see! (id:6769)

Living room 4.66 m X 5.05 m

Dining room 3.87 m X 2.54 m

Kitchen 4.04 m X 2.21 m

Primary Bedroom 3.87 m X 3.87 m

Bedroom 2 2.89 m X 3.55 m

Bedroom 3 2.83 m X 3.75 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



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