



## Leduc Alberta

\$430,000

Charming home in a quiet area near the LRC. You are greeted w/ a beautiful covered front porch. Inside theres plenty of living space starting w/ the entryway that leads into a spacious living & dining room. The kitchen offers ample cupboard space, built-in pantry, & cozy dining nook. Upstairs, there are 3 generous bedrooms. The primary suite features double doors, large walk-in closet, 3-pc ensuite, & private balcony to enjoy sunrises and a great view of the fireworks. A well-appointed 4-pc bath completes the upper level. On the 3rd level, you'll discover a welcoming family room w/ a fireplace & patio doors that lead out to the expansive backyard, complete with an outdoor kitchen, bbq hookup, hot tub, & firepit. Plus, a crabapple tree, 2 saskatoon trees, and no back neighbours! The 3rd level also includes a convenient 2-pc bath & laundry. The finished basement offers additional living space w/ a rec room & another bedroom. To top it off, new shingles as of 2021, adding peace of mind for years to come. (id:6769)

Bedroom 4 4.52 m X 3.02 m

Recreation room 6.3 m X 4.95 m

Family room 3.61 m X 5.79 m

Living room 4.21 m X 3.61 m

Dining room 3.34 m X 3.59 m

Kitchen 3.66 m X 2.55 m

Primary Bedroom 4.75 m X 4.25 m

Bedroom 2 3.35 m X 2.87 m

Bedroom 3 3.35 m X 2.89 m

Listing Presented By:



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