



## Leduc Alberta

\$375,000

GREAT LOCATION! LARGE YARD! PLENTY OF UPDATES! This 1081 sq ft 4 bed, 1.5 bath bungalow is ideal for your first home or downsizing into retirement. Newer shingles, siding, windows, doors, high efficiency furnace, hot water tank, carpet, paint, & more! Traditional living room / spacious dining room w/ ample natural light and hardwood flooring leads into the L shaped kitchen w/ tile flooring, updated laminate countertops & white cabinets, newer oven & dishwasher, & pantry space. Refreshed 4 pce bath, 3 bedrooms up inc the primary bed w/ 2 pce ensuite. The basement is finished with a large 4th bedroom, good sized rec room / play space for the kids, and tons of storage in the laundry room. Wonderfully sized backyard; ideal for summer bonfires, gardens, or let the children roam with the playset! Large shed for storage or relocate to build your dream garage. Located on a quiet street w/ mature trees & steps to the LRC, playgrounds & Notre Dame School make it a terrific home to enjoy this spring! (id:6769)

Family room 5.48 m X 6.2 m

Bedroom 5 6.69 m X 5.24 m

Living room 4.22 m X 4.33 m

Dining room 2.65 m X 3.37 m

Kitchen 3.07 m X 5.54 m

Primary Bedroom 3.51 m X 3.58 m

Bedroom 2 2.73 m X 2.72 m

Bedroom 3 2.73 m X 2.75 m

Listing Presented By:



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