



# Leduc Alberta

\$399,900

IMPECCABLE PRIDE OF OWNERSHIP! 22' X 24' HEATED GARAGE! STEPS TO TELFORD LAKE! TURNKEY GEM!

This 1191 sq ft 3 bed, 1 bath 1.5 story charmer on a 6000 sq ft lot is cute as a button! Feat: A/C, hardwood & tile flooring, fresh paint, crown mouldings, vinyl windows, built in entertainment center, newer S/S appliances, concrete countertops, & more! Inviting living room for movie nights & gatherings leads into the well designed kitchen, complete with maple cabinets, eat in dining, & plenty of natural light. 4 pce bath, main floor bedroom, & laundry / mechanical room access. Upstairs brings 2 good sized bedrooms complete with vaulted ceilings for added character. The yard is spacious, w/ beautiful deck & covered pergola, firepit & room for a main floor expansion if desired. The heated garage is a treat! Custom cabinetry & wood tones throughout create a vibe unlike any other garage out there! Room to add your RV parking or garden w/ tons of south facing sunlight. Shows a 10 & A+ neighbourhood; a must see home! (id:6769)

Living room 4.22 m X 3.85 m

Kitchen 4.24 m X 4.36 m

Bedroom 3 2.72 m X 3.42 m

Primary Bedroom 3.2 m X 3.8 m

Bedroom 2 4.71 m X 3.47 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

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.