



## Leduc Alberta

\$369,900

IMMEDIATE POSSESSION! NEW PAINT! OVERSIZED SINGLE GARAGE W/8 FOOT DOOR! Searching for a move in ready budget friendly home or investment property? Need a parking spot for your SUV or small truck? This 1337 sq ft 3 bed, 2.5 bath duplex might be it! Hardwood & lino flooring on the main, fresh paint on the walls & trim, gas fireplace, fenced & landscaped yard, newer microwave & oven & more! Spacious entryway leads to your connected living / dining / kitchen space; great for entertaining & functional flow. 2 pce bath & access to the back deck. Upstairs brings 3 good sized bedrooms, including the primary bedroom w/ 4 pce ensuite & walk in closet. Additional 4 pce bath & linen storage. The basement is unfinished, but home to the laundry, rough in bathroom, & space for future development. Rear deck w/ fenced & landscaped yard are great for your dogs or letting the kids play! Steps to walking trails & quick access to Hwy 2 are very convenient! Stop renting & own it today! \*Some photos virtually staged\* (id:6769)

Living room 3.39 m X 4.95 m

Dining room 3.06 m X 3.8 m

Kitchen 3.05 m X 3.06 m

Primary Bedroom 3.37 m X 4.05 m

Bedroom 2 3.52 m X 3.63 m

Bedroom 3 2.8 m X 4.09 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



**Royal**

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