



Leduc Alberta

\$325,000

BUDGET FRIENDLY! IMMEDIATE POSSESSION! CUTE & COZY! Searching for an affordable 55+ duplex in desirable Ravine Villas? This rare 892 sq ft 1 bed, 1 bath single attached garage duplex has been freshened up & ready for a new owner. New paint throughout, you are greeted through the mudroom off the garage, w/ laundry room & coat closet. Across is your spacious bedroom, w/ walk in closet & cheater 4 pce bathroom for convenience. Beautiful vaulted ceilings in the living room for ample natural light & visiting with friends. Open concept kitchen / dining space, with plenty of cabinets & countertops, access to the back deck & room for a decent sized table! The basement is unfinished, but room to add another bedroom, rec room, or use as storage. Pex water lines, reasonable condo fees of \$249.96. Steps to trails, walking distance to Leduc Common, & quick access to EIA. A nice home to enjoy your retirement years! *Some photos have been virtually staged* (id:6769)

Living room 3.53 m X 4.96 m

Dining room 3.55 m X 2.29 m

Kitchen 3.55 m X 2.66 m

Primary Bedroom 3.44 m X 3.73 m

Laundry room 7 m x Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX Elite

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



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