



## Leduc Alberta

\$239,900

PRIDE OF OWNERSHIP! CORNER UNIT! EPOXY GARAGE FLOOR! Stop renting & start owning! This 1299 sq ft 2 bed, 2.5 bath home w/ 31' DEEP TANDEM GARAGE has been cared for & shows well. Granite countertops w/ subway tile throughout, woodgrain laminate flooring, black appliances w/ newer dishwasher, updated paint, newer custom blinds & more! Main floor living space unites the kitchen / dining / living room together with a true open concept design. 2 pce bathroom & rear deck access for convenience. Upstairs brings dual primary bedrooms, each with their own 4 pce ensuite w/ tile flooring & walk in closet! Upper laundry & linen storage. Private deck for summer BBQs. Quick access to EIA & Hwy 2, amenities, schools, & multiple playgrounds steps away. Condo fees of \$408.51 inc snow removal & landscaping, professional management. Terrific first home or investment property; great value! (id:6769)

Living room 4.63 m X 4.1 m

Dining room 3.52 m X 2.22 m

Kitchen 3.16 m X 3.74 m

Primary Bedroom 3.59 m X 3.35 m

Bedroom 2 3.54 m X 3.02 m

Laundry room 1 m X 1.49 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://kevind Doyle.remax.ca/>



Royal

Le Page Noralta Spruce Grove

#230, 70 Mcleod Ave , Spruce  
Grove, AB,

Phone: 780-920-0550  
Fax:  
[tyson@royallepage.ca](mailto:tyson@royallepage.ca)