



## Leduc Alberta

\$335,000

Excellent Value & Endless Possibilities in South Park! Nestled on a quiet street, charming 1044sq ft bungalow offers an unbeatable combination of comfort & potential. A classic floorplan featuring 3+2 bedrooms & 1.5 baths, this home is perfect for families or empty nesters. BRAND NEW FURNACE, HWT & A/C summer of 2023 provides peace of mind & energy efficiency for years to come. The kitchen offers ample storage with a CUSTOM BUILT-IN PANTRY. The partially finished basement provides flexibility with 2 bedrooms, office/storage room & plenty of space for a cozy rec room. Basement bedrooms are equipped with LEGAL EGRESS WINDOWS, adding both safety & natural light. The exterior is equally impressive with updated vinyl siding, roof & vinyl windows, ensuring low-maintenance living. Large private backyard is a perfect retreat with beautiful lilac bushes, firepit & 2 sheds. Close to the LRC, which offers many programs to stay active. This home is a must-see for anyone looking for value & comfort! (id:6769)

Den 4.48 m X 3.23 m

Bedroom 4 3.51 m X 3.15 m

Bedroom 5 4.14 m X 3.3 m

Living room 5.4 m X 3.75 m

Dining room 2.84 m X 2.73 m

Kitchen 4.03 m X 3.85 m

Primary Bedroom 3.85 m X 3.37 m

Bedroom 2 2.72 m X 2.71 m

Bedroom 3 2.91 m X 2.72 m

Listing Presented By:



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