

Single Family House For Sale

102.10 m² - 44 Campbell Road, Leduc, Alberta, Canada T9E8C8



Property Description

Location Location Location! This beautiful 3 bed 2 bath Bi-level in the family friendly area of Tribute backs onto a large green space with walking paths. You will only have neighbors on one side! Inside the pride of ownership of the ONE owner really shows. The main level offers a bright spacious living room, which is open to the dining area and kitchen with newer appliances and ample counterspace. There is BRAND NEW laminate flooring throughout (installed this August) and 2 new front windows being installed. You will also find 3 good sized bedrooms, and full 4-piece bathroom. Downstairs is partially finished with what is currently being used as a bedroom but could easily be a second family room and another 3 piece bathroom. The rest is open and ready to be finished! Great added features - Tankless on demand hot water and air-conditioning! The backyard is partially fenced and beautifully maintained with firepit, pergola and shed. (id:15472)

Location

Country: **CA**

Province: **AB**

City: **Leduc**

Basic Details

Property Type: **Single family**

Listing Type: **For Sale**

Residential Type: **House**

MLS® #: **E4212647**

Price: **\$294,500**

Beds: **3**

Baths: **2**

Rooms: **Register to View**

Sq Ft: **102.10 m²**

Year Built: **1999**








Postal Code: **T9E8C8**

Longitude: **W114° 27' 48.8"**

Latitude: **N53° 14' 40.1"**

Site Influences: **Airport, Park, Golf
Course,
Playground, Public
Tra**

Property [Rooms](#)

- | | |
|---|---|
|  Family room (6.04 m x 6.29 m) |  Living room (6.39 m x 4.2 m) |
|  Dining room (3.4 m x 2.79 m) |  Kitchen (3.28 m x 2.79 m) |
|  Primary Bedroom (3.49 m x 3.4 m) |  Bedroom 2 (3.5 m x 2.87 m) |
|  Bedroom 3 (2.87 m x 2.97 m) | |

Agent [Info](#)



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