

## \$475,000 - 117 Lakeside Place, Leduc

MLS® #E4443266

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,370 sqft

Condo / Townhouse on 0.00 Acres

Lakeside Estates (Leduc), Leduc, AB

55+ condo living at its finest in Lakeside Place!

This half-duplex style bungalow offers the perfect blend of comfort & convenience.

Inviting foyer offers an oversized closet for ample coat storage . Spacious living/dining room features classic vaulted ceiling, with mirrors accenting one wall for added brightness. Enjoy a wall of windows in the dining room plus a garden door which leads to your private back deck with BBQ gas hookup.

Bright kitchen has a wall cabinet pantry , granite countertops, 2 handy carousel corner cabinets & a garden ledge window overlooking backyard. Massive master bedroom features a bay window & 4 piece ensuite. Second bedroom or multi flex room is on the main level close to a 4 piece main bathroom & a large, bright laundry room. Lower level has a 3 sided gas fireplace, extra bedroom, huge family room, small workspace/den 4 piece bath with jacuzzi tub and loads of storage cabinets. Oversized double heated garage has a built in workbench. Basement wall unit included.

Built in 1992

### Essential Information

MLS® # E4443266

Price \$475,000

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,370
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	117 Lakeside Place
Area	Leduc
Subdivision	Lakeside Estates (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6P3

### Amenities

Amenities	Air Conditioner, Vaulted Ceiling
Parking	Double Garage Attached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Golf Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	15
Zoning	Zone 81
Condo Fee	\$291

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