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

MLS® #E4443266

#### \$475,000

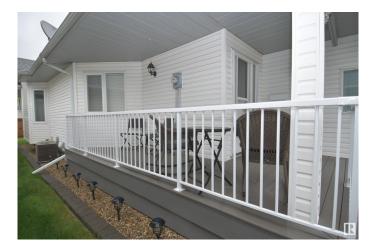
3 Bedroom, 3.00 Bathroom, 1,370 sqft Condo / Townhouse on 0.00 Acres

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.







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
Туре	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	1
Zoning	Zone 81
Condo Fee	\$291

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Listing information last updated on June 20th, 2025 at 1:32pm MDT