

## **\$459,000 - 117 Lakeside Place, Leduc**

MLS® #E4443266

### **\$459,000**

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, hardwood & 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	\$459,000



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
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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	38
Zoning	Zone 81
Condo Fee	\$291

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