

\$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	6
Zoning	Zone 81
Condo Fee	\$291

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