

## \$149,900 - 98 Willow Park Estates, Leduc

MLS® #E4419584

**\$149,900**

3 Bedroom, 2.00 Bathroom, 1,491 sqft

Land Lease Community on 0.00 Acres

Willow Park Estate\_LEDU, Leduc, AB

Welcome home. This TOTAL reno'd 1480 SQ. FT. property is ready to move into and boasts the following: NEW - kitchen cupboards and countertops with eating bar, vinyl planking flooring throughout, stove, light fixtures, paint, washer and dryer upgraded, bathrooms, roof 6 years old, some windows replaced. A sparkling 3 bed, 2 bath home with an expansive addition providing separate porch area, large coat closet, ample storage, den, and separate entrance. The open floor plan is a perfect family fit. Your huge kitchen can fit a formal dining table to compliment the eating bar. Settle into the massive bright south facing living room. The spacious master-bed will fit a king bed, and enjoy the complete 3 pce. ensuite bath and double closets. 2 additional bedrooms complete the package. 2 separate access doors to rear yard - 2 storage sheds and deck in rear yard. Very low traffic noise location. If 3 beds, 2 baths, room to move, and turn key living is important, then take a look. A pleasure to show.

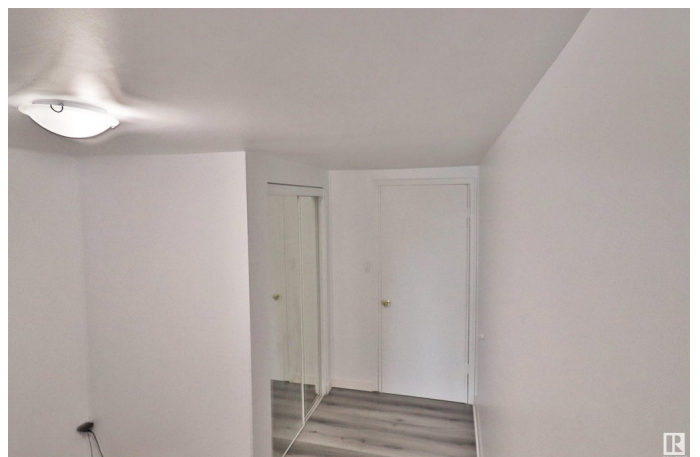
Built in 1985

### Essential Information

MLS® # E4419584

Price \$149,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,491
Acres	0.00
Year Built	1985
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	98 Willow Park Estates
Area	Leduc
Subdivision	Willow Park Estate_LEDU
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5R6

### Amenities

Parking Spaces	2
Parking	Double Carport, Front Drive Access, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas

### Exterior

Foundation	Piling
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### Additional Information

Date Listed	January 28th, 2025
Days on Market	91
Zoning	Zone 81

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