

## \$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 |
|----------|--------------------|

|                   |                         |
|-------------------|-------------------------|
| 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 | 46              |
| Zoning         | Zone 81         |
| Condo Fee      | \$291           |

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Listing information last updated on August 4th, 2025 at 6:17pm MDT