

## \$452,500 - 104 Lakeside Place, Leduc

MLS® #E4452280

**\$452,500**

3 Bedroom, 3.00 Bathroom, 1,397 sqft

Condo / Townhouse on 0.00 Acres

Lakeside Estates (Leduc), Leduc, AB

Lakeside Place, a wonderful 55+ bungalow half duplex condo. Well planned floor plan offering nice sized rooms and plenty of storage space. Main floor features a welcome foyer, two bedrooms including the spacious primary with a walk in closet and 4 pce ensuite. The living room has vaulted ceilings and has room for larger furniture arrangements. The dining room is next to a large window and there is a garden door to the west facing raised deck. The kitchen is open to the living space and offers decent counter and cupboard space. There is an additional 4pce bath on this level as well as a main floor laundry with storage cabinets. The bright lower level is professionally developed with a rec. room, bedroom and a den. There is a 4pce bath as well. Spacious storage room. The insulated and drywalled garage is perfect for larger vehicles 23'x19'. An optional RV storage space is conveniently right across from this condo's garage. Very clean property ready for new owners. Some photos virtually staged.

Built in 1992

### Essential Information

MLS® # E4452280

Price \$452,500

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,397             |
| Acres          | 0.00              |
| Year Built     | 1992              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 104 Lakeside Place       |
| Area        | Leduc                    |
| Subdivision | Lakeside Estates (Leduc) |
| City        | Leduc                    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T9E 6P3                  |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Deck, Exterior Walls- 2"x6", No Smoking Home, R.V. Storage |
| Parking   | Double Garage Attached, Insulated                          |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Stories           | 2                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Finished                                                                                                    |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                       |
| Exterior Features | Golf Nearby, Landscaped, Shopping Nearby |
| Roof              | Asphalt Shingles                         |
| Construction      | Wood, Brick, Vinyl                       |
| Foundation        | Concrete Perimeter                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 81          |
| Condo Fee      | \$287            |

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Listing information last updated on August 20th, 2025 at 10:03pm MDT