

## \$479,900 - 29 Armstrong Crescent, Leduc

MLS® #E4445558

**\$479,900**

6 Bedroom, 2.00 Bathroom, 1,098 sqft

Single Family on 0.00 Acres

Leduc Estates, Leduc, AB

This stunning bi-level is located on a quiet street in prestigious Leduc estates - one of Leduc's most desirable neighborhoods! Craftsmanship & pride of ownership abound inside and out! Many recent upgrades on the main floor include a new kitchen c/w stainless appliances & granite countertops, a beautiful coffee bar in the dining room, all new doors, trim & baseboards, renovated bathroom - all upgraded less than 2 years ago! Moving to the lower level, you'll find glass blocks in the stairwell, installed with beautiful accent lighting! The basement includes newer vinyl plank flooring, (~5 years ago) new ceiling tiles and another renovated bathroom! A brand new roof, & a large deck just added, make this home truly turn-key ready! With 3 bed rooms up, and 3 more downstairs, you have plenty of room and options! This beautifully landscaped and maintained lot also backs onto Southwick Park, with quick access to trails, Fred John Park, & Leduc Golf Club!

Built in 1979

### Essential Information

MLS® #	E4445558
Price	\$479,900
Bedrooms	6
Bathrooms	2.00



Full Baths	2
Square Footage	1,098
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	29 Armstrong Crescent
Area	Leduc
Subdivision	Leduc Estates
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 5G1

### **Amenities**

Amenities	Off Street Parking, Deck, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Appliances	Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 3rd, 2025

Days on Market 8

Zoning Zone 81

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Listing information last updated on July 11th, 2025 at 2:32am MDT