

## \$690,000 - 10 Aicher Place, Leduc

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MLS® #E4434520

**\$690,000**

5 Bedroom, 3.50 Bathroom, 2,140 sqft

Single Family on 0.00 Acres

Leduc Estates, Leduc, AB

Stunning 5 bed, 3.5 bath split level on a huge pie lot in Leduc Estates! Fully renovated with 2,700+ sq.ft. of living space, located at the end of a quiet cul-de-sac backing onto green space. Enjoy the west-facing backyard with mature trees, garden beds, new fence & 15x30 RV pad with gate. This bright, open main floor features a chef's kitchen with newer stainless steel appliances, a 10.5-ft island and large dining room. Also featured is the sunken family room, guest bedroom with half bath, and a large mudroom off the heated double garage. The primary suite with includes a walk-in closet with built in cabinets, luxurious ensuite with heated floors, dual sinks & a double shower. Additional upgrades include 2 new furnaces, tankless hot water, A/C, triple-pane windows, updated plumbing, electrical, insulation & LED lighting. Walk to Leduc Reservoir Park, close to schools & only 10 min to YEG. Move-in ready, energy efficient, and packed with high-end finishes—this one has it all and still feels brand new!



Built in 1977

### Essential Information

MLS® # E4434520

Price \$690,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,140                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10 Aicher Place |
| Area        | Leduc           |
| Subdivision | Leduc Estates   |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 5H8         |

### Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Crawl Space, Deck, Hot Water Tankless, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                             |
| Parking        | Double Garage Attached, RV Parking                                                            |

### Interior

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                |
| Fireplaces        | Insert                                                                                                                                                                                             |
| Stories           | 2                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                                                     |

### Exterior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                                   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Corner Lot, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                                                                   |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Ecole Leduc Estates school |
| Middle     | Leduc estates school " K-1 |
| High       | Leduc estates school " K-1 |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 8             |
| Zoning         | Zone 81       |

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