



## Leduc Alberta

\$499,900

MAINTENANCE FREE YARD! BACKING GREENSPACE! 24' DEEP HEATED GARAGE! Is this a show home...its better! This 1844 sq ft 4 bed, 3.5 bath TURNKEY Santos Construction duplex shows a 10 & is loaded with value! Feat: AC, heated garage w/ floor drain, surround sound speaker system, gas fireplace, newer washer & dryer, 2 tier duradeck & composite boards, artificial turf & rock, & more! Open concept main floor w/ spacious kitchen w/ granite countertops, S/S appliances, & corner pantry. Window of walls provides tons of natural lighting to views behind. Upstairs brings 3 beds inc the primary bed w/ stunning 4 pce ensuite & custom shower & walk-in closet, laundry, & 4 pce bath. The professionally finished basement is well designed, w/ large rec room for movies, 4th bedroom, 3 pce bath, & storage. Your backyard is incredible! Summer oasis for your natural gas BBQ, entertaining & relaxing with no grass back there! Located in a quiet cul de sac, walking distance to the Dino Park & trails. Amazing package for the price! (id:6769)

Bedroom 4 2.92 m X 4.2 m

Recreation room 4.72 m X 6.95 m

Living room 4.5 m X 6.47 m

Dining room 2.72 m X 2.69 m

Kitchen 2.72 m X 4.01 m

Primary Bedroom 4.67 m X 4.79 m

Bedroom 2 3.42 m X 4.97 m

Bedroom 3 3.62 m X 3.48 m

Laundry room 3.3 m x Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://kevindoyle.remax.ca/>



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