



## Leduc Alberta

\$444,900

LOVELY place to land! Welcome to West Haven. A gorgeous family friendly community in Leduc. A perfect floor plan with a flex room/office as you walk into the home. 1500+ Square Feet above grade with an unspoiled basement. Enjoy cool nights on your front porch and hot summer days entertaining or watching the children on your SOUTH FACING back deck. NEW AIR CONDITIONING UNIT! THREE BEDS UP/2.5 BATHS including an ensuite that boasts DUAL SINKS. Your open concept kitchen overlooks a spacious dining room. A large lovely eating bar has tons of cupboard and counter space plus a corner walk-in pantry and a new dishwasher. UPSTAIRS LAUNDRY adds even more convenience to this lifestyle. An added bonus is a PRIVATE BACK YARD with NO NEIGHBOURS. Backing onto trees and a railway track with a train that slowly creeps along a couple of times a week. Playgrounds and schools and shopping are all a short walk/drive away. Not to mention the International airport and Nisku business centre. (id:6769)

Living room 4.64 m X 4.61 m

Dining room 3.05 m X 3.44 m

Kitchen 2.74 m X 4.22 m

Den 2.85 m X 2.53 m

Pantry 1.16 m X 1.19 m

Enclosed porch 6.12 m X 1.73 m

Primary Bedroom 3.96 m X 3.5 m

Bedroom 2 2.93 m X 3.91 m

Bedroom 3 2.74 m X 3.1 m

Laundry room 0.98 m X 1.79 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite



Royal

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