



## Leduc Alberta

\$465,000

NEW PAINT & CARPET! STELLAR LAYOUT! BASEMENT 90% DEVELOPED! IMMEDIATE POSSESSION! Looking for more living space AND prefer a newer home? Look no further, as this stunning home in Leduc checks the boxes! This 1603 sq ft, 3 bed, 2.5 bath Dolce Vita duplex w/ 24' deep garage is packed with upgrades. Your large tiled entryway leads into an open concept living / dining / kitchen space; feels just like a detached home! The kitchen is gorgeous, with quartz, black S/S appliances, corner pantry. Gas fireplace, 9' ceilings, and laminate flooring complete the space. Upstairs brings 3 good sized bedrooms, including the master bed w/ 3 pce ensuite & w-in closet, upstairs laundry, & 4 pce bath. The basement is ideal for movie nights, or as a play / rec space for the kids and family. Bathroom is ready for development! Yard is landscaped already, with the deck set for summer BBQs and entertaining. Only steps to McKinley Park and blocks to Father Leduc, location is great. Call Southfork home today! \*Virtually staged\* (id:6769)

Living room 3.73 m X 5.93 m

Dining room 2.67 m X 2.89 m

Kitchen 2.67 m X 3.62 m

Primary Bedroom 3.32 m X 3.87 m

Bedroom 2 3.13 m X 3.83 m

Bedroom 3 3.25 m X 3.51 m

Laundry room 1 m X 1.92 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)

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