



## Leduc Alberta

\$424,900

IMMACULATE & well maintained 1740 sq. ft. 2 STOREY DUPLEX on a fabulous OVERSIZED PIE SHAPED LOT with a DOUBLE ATTACHED GARAGE & AC, plus parking in front! Upgraded during construction, this PICTURE PERFECT home offers a SPACIOUS TILED FOYER & MUDROOM with PLENTY OF STORAGE AREAS, a 2 PC BATH & HANDY ACCESS to the GARAGE. The kitchen features RICH MAPLE CABINETS with upgraded STAINLESS APPLIANCES, GRANITE COUNTERS, a corner PANTRY & a SUNNY OPEN CONCEPT GREAT ROOM & generous DINING ROOM featuring LAMINATE FLOORING, LARGE WINDOWS plus access to the OVERSIZED, LOW MAINTENANCE, FENCED SOUTH WEST YARD & DECK. Up the wide CENTRAL STAIRCASE to a cozy BONUS ROOM, 2 generous sized bedrooms, a 4 piece bath, LAUNDRY plus a LOVELY PRIMARY SUITE with a 3 PIECE ENSUITE featuring HIS & HER SINKS, shower & a super WALK IN CLOSET. The basement is awaiting development and offers great additional space for a family room or bedroom! HIGH EFFICIENCY furnace & Hot Water Tank, CENTRAL AIR CONDITIONING, custom window coverings! (id:6769)

Living room 4.87 m X 3.55 m

Dining room 2.86 m X 2.53 m

Kitchen 2.86 m X 3.74 m

Primary Bedroom 3.88 m X 3.36 m

Bedroom 2 3.64 m X 3.03 m

Bedroom 3 3.43 m X 3.23 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.horsepowerranch.com/>



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