



17 Notre Dame Crescent Leduc AB

\$525,000

Welcome to the quintessential family home in South Park. This charming 2-storey has all the features of a classic 80's home including two separate living areas, formal dining room, breakfast nook, a grand entrance, and even a cozy wood-burning fireplace. The kitchen features solid oak cabinetry, stainless steel appliances, and plenty of countertop space. There is also convenient main floor laundry/mudroom, and an entrance to the double attached garage. Upstairs has 3 beds/2 baths including the primary with soaring vaulted ceilings, dbl closets an a huge ensuite with jetted tub, separate shower, makeup/vanity area, and a water closet. The additional 2 bedrooms are generous in size. The basement is wide open with a large rec room, full bathroom, and plenty of storage. The yard is impeccable with plenty of mature trees, privacy and space! You can't get this yard in new neighborhoods. Maintenance free deck, updated furnace/windows/water tank/shingles, steps to school, LRC and easy access to Highway 2a.

Listing Presented By:



Originally Listed by:
KIC Realty

jesse@loadergroup.com
<https://loadergroup.com>



RE/MAX Real Estate

129 Mountain Ash Drive ,
Wetaskiwin, AB,

Phone: 780-361-9215
rsplant@telus.net