



## 26 Woods Place Leduc AB

\$550,000

INCREDIBLE LOCATION & LOT - WALK-UP BASEMENT - OVERSIZED ATTACHED GARAGE! Never before on MLS, this 5 Bedroom, 3 full Bathrooms Jacobs Home Construction is in the prestigious neighbourhood of Windrose, Leduc. Gorgeous Curb Appeal on a LARGE PIE-SHAPED LOT in a CUL-DE-SAC! Unique WALK-UP BASEMENT design, 9' CEILINGS, large basement windows & DUAL LAUNDRY allow for easy future suite development. The PROFESSIONALLY FINISHED BASEMENT (2022) has two large bedrooms, bathroom with tiled shower, Rec Room and versatile Den constructed for easy damage-free removal if desired. You will love the living room VAULTED CEILINGS and updated colour scheme throughout the home. Outside, enjoy your new COMPOSITE DECK, bbq gas pine & clever under-deck storage. Large Dog Run already in place! OVERSIZED DOUBLE ATTACHED GARAGE (24'x25'5") with TWO man doors, and already plumbed in for gas or electric heater. Complete with CENTRAL VAC throughout the whole home & garage. Do not Hesitate to see this one - it won't last long!

Listing Presented By:



Originally Listed by:  
Grassroots Realty Group

alanna@grassrootsrealtygroup.ca  
<https://www.alannadawleyrealtor.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

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