



## 275 AMEENA Drive Leduc AB

\$440,000

Step into elegance with this exquisite 2-storey, single-family residence spanning 1,715 sq ft, complete with a sophisticated bonus room upstairs. Nestled directly across from a tranquil pond and scenic walking trails, this home features 3 plush bedrooms and 2.5 luxurious bathrooms, complemented by an OVERSIZED double detached garage. Interior highlights include premium laminate flooring, sumptuous granite countertops throughout, and sleek stainless steel appliances. Additional upscale amenities encompass a SEPARATE ENTRANCE, AIR CONDITIONING, a beautifully landscaped yard, and an expansive deck, perfect for high-end entertaining. The basement offers a smart layout, framed and equipped with rough-ins for plumbing and electrical, presenting ample opportunity for bespoke customization.

Listing Presented By:



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