



## 35 SHORES Drive Leduc AB

\$550,000

With 2700+ sqft of living space. Open-concept living/dining/kitchen main floor is perfect for hosting shindigs. Kitchen offers maple cabinets, lrg island & a "walk-through" pantry, leading straight to the garage, so convenient! Also on the main enjoy the handy 2pc bath and bonus office/den. Head upstairs to find a family haven with 3 spacious bdrms & a large bonus room! The king-sized master suite has a 4pc bath featuring a corner tub & separate shower plus, a walk-in closet! The 2 additional bedrooms share another full bath. Also find laundry right here. But wait, there's more! The basement- a fantastic in-law space or teen hangout, complete with a 3pc bath, bdrm & living/dining area with a wet bar and fridge perfect for late-night snacks! And let's not forget the yard! It's an East facing oasis w/ lg deck, raised planter mature tree/landscaping for privacy & a walking path at your doorstep. Too hot? Turn up the AC cool off inside w/ great yard views! Your cars will be happy in their oversized dbl garage!

Listing Presented By:



Originally Listed by:  
Century 21 Masters

wendy@nowimhome.ca



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

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