



## 37 BIRCHMONT Crescent Leduc AB

\$474,900

Home for the holidays. Perfect 3+1 Bedrooms, 3.5 bathrooms. Main floor consist of your open concept living, dining and kitchen with gas fireplace, 1/2 bath and laundry. On to the 2nd floor you will find bonus room and 3 bedrooms, Primary bedroom has "his and hers" closets with 5peice ensuite. Basement is fully finished with wet bar 4th bedroom and 3 piece bathroom. Attached double garage with plenty of storage space. Fully fenced backyard. Ideal family home. Convenient access to shopping, parks and public transportation.

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

[kyeung@remax.net](mailto:kyeung@remax.net)



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)