



## 3901 39 Street Leduc AB

\$489,900

UPGRADED EXTERIOR! PIE LOT! GORGEOUS YARD! TERRIFIC VALUE! Searching for a larger family home in desirable South Park? This 2166 sq ft 4 bed, 2.5 bath 4 level split is a rare & exceptional home with tons to offer! Feat: new triple pane windows & front door, vinyl siding, asphalt driveway, heated 22 x 24 garage, decks, shingles, paint, lighting, HWT & more! Large entryway w/ adjacent bedroom / office space, family room leads to the living / dining area w/ ample natural light! Traditional U shaped kitchen w/ some updated appliances & eat in dining. The top level is home to 3 large bedrooms, including the massive primary bedroom, walk through closet, & 3 pce ensuite. The basement level has been renovated to the ideal rec / movie room, with plenty of space for the big screen & sectional couches (or add a 5th bedroom and still have tons of room!) Laundry room, mechanical, & tons of storage. The yard is ...wow! Huge pie lot with GATE FOR RV PARKING, 2 tier deck, firepit, shed, parties; unreal! A+

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

kevindoyle@remax.net  
<http://kevindoyle.remax.ca/>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

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