



## 48 BIRCHMONT Drive Leduc AB

\$439,000

Great location! Backs park! No direct neighbors behind! Popular Bridgeport location sits this immaculate two story home. Enjoy the open floor concept with lots of south facing sunlight drenching the living room/dining room! Get cozy in front of the gas fireplace. Step through the dining room patio doors onto the deck and enjoy privacy while soaking in the hot tub. Have kids? Backs onto playground and park! Within walking distance to Leduc Common, shopping & restaurants! Enjoy great summer and winter activities. Gleaming white kitchen with granite countertops, ample cabinets, eating bar, pantry & ss appliances. Convenient garage access. Two pc bath plus main floor laundry complete this level. Upper level is home to three bedrooms; master boasting walk in closet & a 4pc ensuite with tub. Spacious bonus room for family entertainment. Garage is insulated and drywalled. Basement unfinished; ready for your finishing ideas and touches.

Listing Presented By:



Originally Listed by:  
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