



72 BIRCHMONT Drive Leduc AB

\$395,000

WELCOME HOME--a stunning turn-key home that checks all the boxes! This beautifully updated 4-bedroom residence features over 1300 sq ft of well-thought-out living space, perfect for families or those seeking extra room. You'll love the modern touches throughout, including NEWER SIDING, EAVES, and ROOF, ensuring peace of mind for years to come. Inside, enjoy the comfort of a newer AIR CONDITIONING system and a newer hot water tank, enhancing your everyday living experience. The spacious layout flows effortlessly, with a bright living area that connects to a well-equipped kitchen--perfect for both daily life and entertaining. Each of the four bedrooms is designed for comfort, offering plenty of space for relaxation and rest. The property includes a generous 22x24 DOUBLE GARAGE, providing ample room for vehicles and storage. Conveniently located near airports, shopping, and recreational amenities, you'll find everything you need just a short drive away. DON'T MISS OUT!

Listing Presented By:



Originally Listed by:
Realty Executives Focus

sales@micahpelster.com
<https://micahpelster.com/>



RE/MAX Real Estate

129 Mountain Ash Drive,
Wetaskiwin, AB,

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