



Leduc Alberta

\$499,900

Welcome to 100 Aston Bend in Leduc—perfectly positioned on a corner lot right beside a playground, offering an ideal setup for families who value space and convenience. This well-appointed home features 3 bedrooms, 3.5 bathrooms, and a functional layout designed for modern living, including a spacious main floor with 9-foot ceilings, a gas fireplace, a bonus room upstairs and a gorgeous kitchen. Enjoy quick and easy access to the highway, making your commute to Edmonton, Nisku, or the airport seamless. Close to all amenities, trails, parks, and the golf course. The large yard provides plenty of room to relax, entertain, or let the kids play. Inside, you'll appreciate the quality finishings throughout and the attention to detail. The fully finished basement has a huge rec room, second F/P, bathroom, wet bar, separate laundry and a separate entrance, which adds incredible flexibility—ideal for extended family, guests, or future legal suite potential. Finished double garage, A/C, deck, and plenty of parking. (id:6769)

Living room 4.14 m X 3.79 m

Dining room 3.51 m X 2.86 m

Kitchen 4.13 m X 3.52 m

Primary Bedroom 4.3 m X 3.83 m

Bedroom 2 3.89 m X 3.27 m

Bedroom 3 4.26 m X 3.25 m

Bonus Room 5.13 m X 2.91 m

Laundry room 2.86 m X 1.51 m

Listing Presented By:



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