



# Leduc Alberta

\$975,000

Stunning Scandinavian-inspired former showhome backing onto greenspace and Father Leduc School Park. This architectural masterpiece offers over 3,400 sq ft of luxury with a custom marble sliding door, handcrafted iron railings, warm wood ceilings, and massive black-framed windows that fill the home with natural light. The kitchen impresses with over \$50,000 in Dacor appliances, custom cabinetry, and refined design. Upstairs features 4 bedrooms including a unique loft bedroom and a peaceful primary suite. The fully finished basement includes a theatre room, fitness room, lounge space and 9' ceilings. Outside, two elevated decks capture the west-facing backyard's evening sun and peaceful greenspace views, while the east-facing front brings warm morning light. Additional features include A/C, HEPA/UV air purification, floating ethanol fireplace, smart-home controls, and a heated polished garage. A rare luxury offering in Edgewater Estates. (id:6769)

Bedroom 4 Measurements not available  
Laundry room Measurements not available  
Living room Measurements not available  
Dining room Measurements not available  
Kitchen Measurements not available

Primary Bedroom Measurements not available  
Bedroom 2 Measurements not available  
Bedroom 3 Measurements not available  
Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
Real Broker

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