



## Leduc Alberta

\$879,000

Experience exceptional luxury in this former showhome backing directly onto Father Leduc School Park in the prestigious community of Edgewater Estates. Offering over 3,400 sq ft of beautifully finished living space, this one-of-a-kind residence blends timeless architecture with thoughtfully curated designer finishes throughout. Expansive black-framed windows flood the home with natural light, while warm wood ceilings, handcrafted iron railings, a custom marble sliding door, and a striking floating ethanol fireplace create an unforgettable first impression. The chef-inspired kitchen is the heart of the home, showcasing over \$50,000 in premium Dacor appliances, custom cabinetry, and an elegant open-concept design perfect for everyday living and entertaining. Upstairs features 4 spacious bedrooms, including a unique loft-style bedroom, plus a serene primary retreat overlooking the park. The professionally finished basement with 9-foot ceilings offers a theatre room, fitness room, lounge, and exceptional flex (id:6769)

Bedroom 4 Measurements not available

Laundry room 3.80m x 3.26m

Living room 4.58m x 4.64m

Dining room 4.26m x 3.36m

Kitchen 4.26m x 9.00m

Family room 4.60m x 4.74m

Primary Bedroom 4.27m x 5.54m

Bedroom 2 3.45m x 3.66m

Bedroom 3 3.48m x 4.13m

Listing Presented By:



Originally Listed by:  
Real Broker

<https://onereal.ca/winzo>



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