



## Leduc Alberta

\$559,900

Experience modern living in this stunning, brand-new half-duplex in Leduc's rapidly growing Woodbend community. This thoughtfully designed home features a sophisticated main floor with high-end finishes and an open-concept layout perfect for families. The upper level boasts three spacious bedrooms, including a primary retreat and convenient upstairs laundry. A standout feature is the fully finished, legal one-bedroom basement suite with a private side entrance, offering massive income potential for investors or a mortgage helper for first-time buyers. The property comes move-in ready with all appliances, full landscaping, and fencing already completed. Enjoy premium outdoor living as the home backs directly onto a peaceful walking trail. Located just steps from a new school, this home perfectly balances comfort and convenience. Take advantage of limited-time promotions for central A/C for only \$3,500 and custom blinds for \$1,350. Don't miss this turnkey opportunity in one of Leduc's most desirable areas. (id:6769)

Family room 3.66 m X 4.34 m

Bedroom 4 2.72 m X 3.73 m

Living room 3.58 m X 3.91 m

Dining room 2.27 m X 3.91 m

Kitchen 4.53 m X 4.25 m

Primary Bedroom 3.58 m X 4.74 m

Bedroom 2 2.82 m X 4.01 m

Bedroom 3 2.89 m X 3.31 m

Listing Presented By:



Originally Listed by:  
RE/MAX Edge Realty

<http://www.tomlowe.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.