



# Leduc Alberta

\$500,000

From the moment you walk in, this modern two storey home offers the space, layout, and features that truly stand out in Leduc. Offering 3 bedrooms and 3.5 bathrooms across 1,460 sq ft, the open main floor features 9 ft ceilings, large windows, and a modern kitchen with central island that flows into a cozy living area with an electric fireplace, ideal for everyday living and entertaining. Upstairs, the primary bedroom includes a walk in closet and 4 piece ensuite, along with 2 additional bedrooms, a full bath, and convenient upper level laundry. The well maintained yard is perfect for outdoor gatherings, complete with a gas line and space for a BBQ or fire table. An unfinished basement with a separate side entrance and full bathroom offers excellent potential for a future suite. Central A C, custom blinds, and a double attached garage complete the home. Conveniently located near major routes, schools, Century Mile Racetrack, Leduc Common shopping, and Pigeon Lake Park. (id:6769)

Living room 3.41 m X 4.28 m  
Dining room 2.95 m X 2.85 m  
Kitchen 2.95 m X 3.79 m

Primary Bedroom 3.65 m X 3.67 m  
Bedroom 2 3.04 m X 2.8 m  
Bedroom 3 2.59 m X 3.36 m

Listing Presented By:



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