



## Leduc Alberta

\$569,900

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 3.67 m X 1.54 m

Bedroom 4 2.71 m X 3.71 m

Living room 3.14 m X 3.91 m

Dining room 2.67 m X 3.91 m

Kitchen 4.53 m X 4.03 m

Primary Bedroom 4.11 m X 4.01 m

Bedroom 2 2.36 m X 3.67 m

Bedroom 3 2.44 m X 4.06 m

Listing Presented By:



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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

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