



## Leduc Alberta

\$464,999

Energy-efficient, nearly brand new and upgraded -- welcome to this exceptional home in Southfork, one of Leduc's most desirable family communities with parks, ponds & schools just steps away. Offering 3 bedrooms and 2.5 baths, this bright modern home features convenient upstairs laundry and a spacious primary retreat with walk-in closet and private ensuite. The open-concept main floor is designed for everyday living and entertaining with quartz countertops throughout, upgraded gas range, pantry and a large kitchen island with seating. Skip the cost and wait of new construction -- this home already includes professional landscaping, deck, concrete walkway to the double garage, central air conditioning & a 10-panel solar system. Built with triple-pane windows, HRV, high-efficiency furnace, tankless hot water heater & 200-amp service for long-term comfort and sustainability. Located within 600m of a school, this smart, high-performance home offers modern living, energy savings & exceptional value in Southfork. (id:6769)

Living room 14'3" x 15'1"

Dining room 15'1" x 10'

Kitchen 13'1" x 11'

Primary Bedroom 13'7" x 11'5"

Bedroom 2 9'5" x 10'8"

Bedroom 3 9'4" x 10'7"

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
Real Broker

<https://minagayed.ca/>



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