



## Leduc Alberta

\$429,900

Welcome to this 1463 SF. fully finished, modern, air-conditioned, spacious bi-level in West Haven. Located in a family-friendly quiet street. A large entry greets you w/ open floor plan. The main level hosts a bright living room w/ vaulted ceilings & corner stone F/P, unique dining/den/office perfect for homework or working from home. The kitchen features a beautiful coffee bar, newer appliances, ample cabinets & a large pantry & miniblinds in back door. This level includes laundry & a 4-pce bath. Upstairs, the private primary suite boasts a 4-pce ensuite & walk-in closet. The bright lower level has large windows, a huge family room for movie nights, 2 further bedrooms, a 4-pce bath & tons of storage. Fully fenced backyard, wooden deck w/ gas line & an oversized fully finished garage w/ built-in shelving & fusion nano floor coating. Upgrades: new carpets, faucets, paint, stove, stacked W/D & light fixtures. Home is located close to wetlands, schools & amenities. Some photos have been virtually staged. (id:6769)

Family room 7.96 m X 4.38 m

Bedroom 2 3.51 m X 3.61 m

Bedroom 3 3.65 m X 3 m

Other 4.28 m X 2.76 m

Living room 4.53 m X 5.11 m

Dining room 3.72 m X 3 m

Kitchen 5.3 m X 4.67 m

Den 3.44 m X 3.56 m

Laundry room 2.06 m X 1.68 m

Primary Bedroom 3.61 m X 5.35 m

Listing Presented By:



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