



## Leduc Alberta

\$589,900

BACKING ONTO RAVINE! Stunning 1+3 bedrm WALK-OUT 1/2 duplex, by Homes by Creation (2020). This 1340 sqft residence is nestled in the serene DEER VALLEY neighborhood. Discover the main floor's inviting ambiance, featuring a spacious living room w/ STONE F/P & doors leading to a COMPOSITE BALCONY overlooking the yard. The kitchen boasts QUARTZ countertops, a beautiful ISLAND & a connected dining room. The PRIMARY BEDROOM is a retreat of its own, w/ a luxurious 5PC ENSUITE & WALK-IN CLOSET. A 1/2 bath w/ laundry complete this level. In the basement, you'll find a FAMILY ROOM w/ GARDEN DOORS leading out to a covered cement patio & Beautifully landscaped PIE-SHAPED YRD, creating a seamless transition between indoor & outdoor living. 2 additional bedrms, a 3rd bed/den, full bath & storage rm offer versatility & ample space for your family's needs. A DBL ATTACHED GARAGE & Vinyl Fence add practicality. GREAT LOCATION! Easy access to airport, shopping, golf & more. Major highway access makes this an ideal commute. (id:6769)

Family room 4.83 m X 5.28 m

Bedroom 2 4.05 m X 3.07 m

Bedroom 3 3.76 m X 5.15 m

Bedroom 4 3.34 m X 4.69 m

Utility room 7.08 m X 2.39 m

Living room 5.21 m X 5.47 m

Dining room 4.33 m X 2.51 m

Kitchen 3.29 m X 5.41 m

Primary Bedroom 3.96 m X 5.66 m

Atrium 2.51 m X 1.98 m

Listing Presented By:



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17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

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