



## Leduc Alberta

\$466,500

Welcome to this charming and spacious family home, ideally located in a quiet cul-de-sac. The open concept main floor features a bright great room that flows seamlessly into the kitchen. The kitchen features a central island, a convenient corner pantry and a full set of appliances. The adjacent eating area has a garden door that leads out to a private deck and fully fenced yard- perfect for outdoor activities and safe for kids and pets. A two piece powder room and a handy entrance to the attached heated garage complete this level. Upstairs, you'll find a versatile bonus room with fireplace and large bright windows, offering a wonderful space for a playroom or media room. The 2nd floor also features 3 bedrooms, including a primary suite with a walk in closet & 4 piece ensuite. A laundry room & additional 4 piece bathroom serve the other 2 bedrooms. The fully developed basement features a family room with a fireplace & wet bar. A 3 piece bathroom & 4th bedroom. Close to parks, shopping and so much more. (id:6769)

Family room 4.71 m X 4.54 m

Bedroom 4 3.31 m X 4.16 m

Living room 3.97 m X 4.77 m

Dining room 3.64 m X 2.73 m

Kitchen 3.55 m X 3.53 m

Primary Bedroom 4.24 m X 3.99 m

Bedroom 2 3.11 m X 3.42 m

Bedroom 3 2.98 m X 2.96 m

Bonus Room 4.48 m X 4.55 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate



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