



## Leduc Alberta

\$399,000

ROBINSON-Architecturally Controlled Streetscapes Link to Professionally Planned Parks, Community Lake, Toboggan Hill & Hockey Rink. Tucked Away in a Quiet Cul-De-Sac. Only a Short Walk to All Amenities.

FEATURES: Abundance of Upgrades. Quartz Counter Tops Are Tastefully Accented By Modish Subway Tile Back Splash. Ultra Durable Vinyl Plank Flooring Supplements a Modern but Warm Ambiance. Large Bedrooms. Master Features a Massive Walk-in Plus an Ensuite. Ideal Second Floor Laundry. The Home is Powered by BRILLIANT: Smart Home Automation. Control Lighting, Cameras, Locks & More. Control Home From Anywhere with a Mobile App. Additional Features: Convenient Pantry. Extended Peninsula Seating. Leading Brand Stainless Appliances. Custom Window Coverings. Garage is Insulated & Drywalled. High Efficiency Furnace & Oversized HWT Plus a Heat Recovery Ventilation System That Is Used to Reduce Heating & Cooling Demands- Making For a Super Efficient Home. Enjoy Peace of Mind with Remaining Alberta New Home Warranty (id:6769)

Living room 3.42 m X 4.32 m

Dining room 2.72 m X 3.78 m

Kitchen 2.38 m X 3.99 m

Mud room 2.31 m X 2.75 m

Primary Bedroom 3.18 m X 4.36 m

Bedroom 2 2.79 m X 3.18 m

Bedroom 3 3.94 m X 4.27 m

Laundry room 1.65 m X 2.05 m

Listing Presented By:



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Maxwell Heritage Realty

<http://www.realpropertypros.ca/>

**RE/MAX ELITE**

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