



## Leduc Alberta

\$819,000

BRAND NEW!! Welcome to Southfork, a premier community in LEDUC where ponds, parks and schools co-exist in close vicinity. And located well within this community is a beautiful house with everything a proud owner can ask for. Modern house with high-end finishing, 18 soaring ceilings, beautiful staircase with Maple railings & glass inserts & LED lights, modern slim gas & electric fireplaces with tile finish to the ceilings, coffered ceiling with exotic lighting, a large chefs dream kitchen, custom built-in premium Oak cabinetry & SS appliances, LED light fixtures, and rough-in for car charging. The main level boasts a bright living room, a kitchen, breakfast nook overlooking the park, a den, a 2-piece bath with custom tile feature wall and a mudroom. The upper-level features 3 beds + bonus room. The massive primary suite features h & hs sinks, standalone tub, custom tile shower, enclosed toilet, a walk-in closet, organizers & a large balcony overlooking a massive POND also accessible from bonus room. (id:6769)

Living room 4.96 m X 6.84 m

Dining room 4.25 m X 3.35 m

Kitchen 4.47 m X 4.09 m

Den 3.06 m X 3.09 m

Mud room Measurements not available

Pantry Measurements not available

Primary Bedroom 4.73 m X 5.87 m

Bedroom 2 3.96 m X 4.06 m

Bedroom 3 3.75 m X 4.11 m

Bonus Room 4.6 m X 5.24 m

Laundry room Measurements not available

Listing Presented By:



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MaxWell Polaris

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