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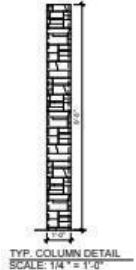


ROOF PITCH AS SHOWN
 ASPHALT SHINGLES ROOFING
 12" OVERHANGS (TYP.) UNLESS OTHERWISE NOTED
 8" FASCIA (TYP.)
 4" TRIM AROUND DOORS AND WINDOW
 6" SHADOW BOARD

BOARD AND BATTEN
 VINYL SIDING c/w VINYL CORNERS
 MANUFACTURED STONE
 COLUMN CONSTRUCTION:
 -12"x12" MANUFACTURED STONE
 -6"x6" WOOD POST BUILT UP 8"x8"
 -AS SHOWN/SEE DETAILS
 8" DECORATIVE BEAM @ VERANDA

VERANDA ROOF DIMENSION IS FROM UNDERSIDE OF SOFFIT TO TOP OF MAIN FLOOR

GRADES ARE ESTIMATED -VERIFY WITH PLOT PLAN



IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGNER IN THE EVENT OF DISCREPANCIES. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND OTHER DATA NOTED HEREIN WITH CONDITIONS ON SITE. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ENGINEERING AND ANY ENGINEER'S STAMPS TO BE THE SOLE RESPONSIBILITY OF THE BUILDER / CONTRACTOR / OWNER.



CLIENT: BETTER BUILT CUSTOM HOMES LTD. PHONE: 780-718-5875	DRAWING TITLE: FRONT ELEVATION SCALE 3/16"=1" APPLICABLE ON 11"x17" PAPER	FLOOR AREA INFO: MAIN FLOOR: 1114 SQ. FT. SECOND FLOOR: 1214 SQ. FT. TOTAL FLOOR AREA: 2328 SQ. FT. GARAGE: 704 SQ. FT. FOUNDATION CONCRETE SLAB: 1021 SQ. FT.	SUBDIVISION: EDGEWATER ESTATES LOT: 9 BLOCK: 21 PLAN: 1723137 163 EDGEWATER CIRCLE LEDUC, ALBERTA	DATE STARTED: 15-11-2024 DESIGNER: TTB DATE MODIFIED: DATE PLOTTED: 15-11-2024 JOB # 4485 SHEET NO. P-1
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Leduc Alberta

\$755,000

Rare triple attached garage backing to park built on 32 pocket regular lot! This stunning 2,328 sq. ft. home in the desirable Southfork community of Leduc features a spacious open-concept layout with a grand open-to-below foyer. The main floor offers a bedroom and full bath, perfect for guests or extended family. Upstairs includes 3 bedrooms, 2 full bathrooms, and convenient second-floor laundry. Enjoy the included deck and separate side entrance for future basement development potential. Ideally located near schools, parks, walking trails, Costco, Premium Outlet Collection and just minutes from Edmonton International Airport. (id:6769)

- Living room Measurements not available
- Dining room Measurements not available
- Kitchen Measurements not available
- Bedroom 4 Measurements not available

- Primary Bedroom Measurements not available
- Bedroom 2 Measurements not available
- Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:
MaxWell Polaris



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