



## Leduc Alberta

\$559,900

Location, location, location! Welcome to your new home backing a green space in family friendly Southfork. This fully finished home boasts 4 bedrooms & 4 baths. The open floor plan highlights a large kitchen with quartz countertops & pantry. The living room showcases a stone-faced gas fireplace. The dining room has beautiful wainscoting, & the sliding door looks out to your fully fenced backyard with a large deck. A sizable den, half bath, & inviting entryway complete the main floor. On the upper level you have 3 large bedrooms, with 2 featuring walk-in closets. The primary suite has ample space & showcases a spa-like ensuite. A huge bonus room with newer flooring, full bathroom, & upper floor laundry for added convenience complete this level. Your fully finished basement has a large rec room, another bedroom, den, & a 3 pc bath. To top it off, this homes front landscaping was recently done, it has A/C, & a double attached garage. Steps from a playground, walking paths, & a short walk to schools. (id:6769)

Family room 7.95 m X 4.43 m

Bedroom 4 3.48 m X 3.88 m

Living room 4.27 m X 4.87 m

Dining room 3.35 m X 3.81 m

Kitchen 4.84 m X 4.37 m

Den 3.02 m X 2.43 m

Primary Bedroom 4.52 m X 3.96 m

Bedroom 2 3.01 m X 3.8 m

Bedroom 3 3.06 m X 3.33 m

Bonus Room 4.85 m X 4.31 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://sarahlizze.ca/>

**RE/MAX ELITE**

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