



# Leduc Alberta

\$549,900

Introducing the "Halladay" by MasterCraft builder, Homes By Avi. Luxury 2-storey home nestled in the family-friendly community of Southfork Leduc. School, parks & trails are just a hop away. Home design is OUTSTANDING boasting SEPARATE SIDE ENTRANCE, desired neutral palette, 3 spacious bedrooms all w/WIC's, 2.5 baths, front flex room (perfect for home office/4th bedroom), upper-level family room & convenient laundry room. Welcoming 9ft foyer transitions to open- to-below w/soaring 2-storey oversized windows in GREAT ROOM. Showcases upscale lighting, luxury vinyl plank flooring & built-in electric fireplace. Chef's kitchen is complimented by abundance of soft close cabinetry, quartz countertops, eat-on centre island w/under-mount sink, walk-thru pantry to mud room, divine dinette & generous appliance allowance. Owners' suite has spa-inspired deluxe 5-pc ensuite w/dual sinks, soaker tub & glass shower. Generous junior rooms & 4 pc bath. Full landscaping included! MOVE IN THIS SUMMER & LOVE WHERE YOU LIVE! (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Den Measurements not available

Mud room Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
Real Broker



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.