



## Leduc Alberta

\$539,800

Welcome to The Percy by Homes by AVI in the desirable community of Southfork, Leduc! This brand-new 2-storey home offers 1,889 sq. ft. with 3 bedrooms, 2.5 bathrooms, and a versatile main floor flex room ideal for a home office or playroom. The open-concept layout features quartz countertops throughout, a modern kitchen with a chimney hood fan and built-in microwave, and a spacious 5-piece ensuite. A separate side entrance to the unfinished basement offers future development potential. Complete with a double attached garage, full landscaping, 200-amp electrical service, tankless hot water system, and a full appliance package. Ideally located near parks, schools, walking trails, shopping, and everyday amenities. (id:6769)

Living room 11 m X 14.8 m  
Dining room 10 m X 9.1 m  
Kitchen 10.8 m X 11.6 m  
Primary Bedroom 11 m X 13 m

Bedroom 2 9 m X 11.4 m  
Bedroom 3 12 m X 10.8 m  
Bonus Room 13.1 m X 12 m

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

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