



## Leduc Alberta

\$499,900

1462 sq ft plus fully fin basement! 2850 sq ft of living space!! Sought after phase 2! Amazing Adult 55+ bungalow complex backing the ravine with trail in Prime Leduc location. In pristine condition. Largest floor plan in Complex. Walking distance to Leduc Common for all shopping needs. Spacious foyer with bright quality skylight and solar light features for additional natural light. Corner gas fireplace. New fridge & stove. The huge master bedroom has walk-in closet and large ensuite with vanity space.! Fully finished basement with an additional 2 bedrooms (4 bedrms in total) also a 4 piece bathroom and enormous recreational family room. Gas and venting ready for a 2nd gas fireplace. Furnace has been reconditioned with a new board and a new sump pump installed. Very private location. Listen to the birds on your quiet deck with green common space for your enjoyment. Warm Double attached garage - 21.6 x 19.34. These ravine backed properties Great complex with nice neighbours! (id:6769)

Family room 7.77m x 8.75m

Bedroom 3 5.82m x 3.92m

Bedroom 4 Measurements not available

Living room 3.65m x 6.21m

Dining room 2.83m x 4.24m

Kitchen 2.83m x 4.64m

Primary Bedroom 3.99m x 5.66m

Bedroom 2 Measurements not available x 4.2 m

Listing Presented By:



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RE/MAX Real Estate

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