



# Leduc Alberta

\$557,000

Value ! In this move-in-ready 2200+ sq ft 4 bedroom, 3.5 bathroom home that has been renovated top to bottom, so you can skip the projects & start living! Upstairs you'll find 3 generous bedrooms & 2 full baths, including a primary w/double vanities ensuite & a W/I closet. Vaulted bonus room is the perfect zone for movie nights/gaming, situated away from the main LR. The main level is welcoming with beautifully renewed hardwood, a fireplace, & updated lighting. Fresh paint and flooring on all 3 levels! The kitchen has granite, & an island with an w/extra counter, new backsplash, & walk-through pantry. There's also a main-floor office/den, a 2-pc powder room, & spacious mudroom. Downstairs, the finished basement adds a rec room, 4th bedroom & an extra full bathroom—ideal for a teen or guests. Outside, relax on the exceptionally large deck. Garage is 18' x 24'8 to fit your pickup! Close to parks, schools, rec & NOT a zero lot line! Some pics virtually staged. (id:6769)

Bedroom 4 3.09 m X 4.53 m

Recreation room 4.85 m X 7.41 m

Utility room 7.21 m X 4.23 m

Living room 3.71 m X 4.69 m

Dining room 3.89 m X 2.69 m

Kitchen 3.89 m X 3.94 m

Den 3.16 m X 2.8 m

Mud room 2.2 m X 2.57 m

Pantry Measurements not available

Primary Bedroom 4.34 m X 4.71 m

Bedroom 2 3.05 m X 4 m

Bedroom 3 3.23 m X 3.29 m

Bonus Room 5.47 m X 4.22 m

Laundry room 1.63 m X 1.84 m

Listing Presented By:



Originally Listed by:  
KIC Realty

<https://loadergroup.kicrealty.com/>



**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.