



# Leduc Alberta

\$399,900

Beat the summer heat without breaking the bank in desirable Southfork! This affordable home offers CENTRAL A/C, over 1300 sq ft of living space, 3 beds, 2.5 baths, main floor laundry & a sunken living rm with 9' ceilings! This bright & airy home has been recently updated with BRAND NEW CARPETS upstairs and FRESHLY PAINTED walls, doors & trim! Entertaining is a breeze in this open concept layout, featuring well-sized rooms and an ISLAND KITCHEN! Upstairs you'll find a sprawling primary suite with a WALK-IN CLOSET & 4 pc ensuite, 2 additional bedrooms and the main 4 pc bath. Step outside into the sunny south-facing FULLY FENCED BACKYARD and soak in the sun on a two-tier COMPOSITE DECK (2023) spanning over 330 sq ft with 3 power outlets! Out back you'll find ample off-street parking for multiple vehicles or even your boat or RV! Opportunity awaits for you to build your future garage or develop the unfinished basement. All this and more just steps from playgrounds, schools, shopping & the community garden! (id:6769)

Living room 4.43 m X 4.08 m  
Dining room 3.48 m X 3.35 m  
Kitchen 3.48 m X 2.53 m

Primary Bedroom 4.13 m X 3.81 m  
Bedroom 2 3.47 m X 2.81 m  
Bedroom 3 3.38 m X 2.84 m

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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