



## Leduc Alberta

\$535,395

This well-designed home offers direct access to scenic walking paths, combining outdoor living with everyday convenience. The bright, open-concept main floor is ideal for entertaining, featuring a spacious great room with a 50" electric fireplace and a modern kitchen complete with ceiling-height cabinetry, quartz countertops, a large walkthrough pantry, and durable luxury vinyl plank flooring throughout. A functional walkthrough mudroom includes built-in bench seating, hooks, shelving, and additional storage. The side entrance leads to a basement with 9' ceilings and a 3-piece rough-in, providing potential for future development. Upstairs, a central bonus room offers flexible living space, complemented by a convenient second-floor laundry room with room for side-by-side appliances. The primary bedroom features a well-appointed ensuite with dual sinks, while upgraded spindle railings add a refined touch throughout the home. Photos are representative. (id:6769)

Living room 3.84 m X 4.09 m

Dining room 3.76 m X 2.87 m

Kitchen 3.23 m X 3.3 m

Primary Bedroom 3.35 m X 4.09 m

Bedroom 2 3.51 m X 2.97 m

Bedroom 3 3.25 m X 3.4 m

Bonus Room 4.29 m X 3.61 m

Listing Presented By:



Originally Listed by:  
Bode



**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.