



## Leduc Alberta

\$424,900

Amazing family home in Meadowview with easy access to the highway for your commute! Open-concept floor plan with a spacious living room that features a cozy fireplace and modern lighting. The dining area separates the living room and a wide open kitchen with two-tone kitchen cabinets and granite countertops. a back mud-room with convenient bench/hooks as well as a 2 piece bathroom complete the main floor. Upstairs, you will find 3 bedrooms, including the primary with dual sinks, a large walk-in shower, and a feature wall. There is another full bathroom and a convenient upper-floor laundry room. 9-foot ceilings on all 3 levels, including the second floor, led lights in the stair risers, vinyl plank flooring, a separate side entrance to the basement for future development, and a concrete pad ready for your garage in the backyard. Walking distance to Caledonia Park School, easy access to Highway 2A, close to trails, playgrounds, and the LRC. \$3,500 appliance allowance is included. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

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.