



## Leduc Alberta

\$449,900

Welcome to the Filamingo Model, a brand new home by Art Custom Homes, located in one of Leduc's newest premier communities, Meadowview Park. Offering just over 1,510 sq ft, this thoughtfully designed home features 9-foot ceilings on every level, prefabricated concrete stairs front entrance and a separate side entrance. The main floor showcases soaring windows that flood the space with natural light, along with an upgraded chef inspired kitchen complete with a waterfall quartz island, timeless two-tone cabinetry, black hardware, gas stove rough-in, and a \$3,500 appliance credit. Enjoy the stunning tiled electric fireplace, complemented by pot lighting and durable luxury vinyl plank flooring throughout main. A convenient 2-piece bathroom and a spacious rear entry with coat room complete the main level. Upstairs welcomes three generously sized bedrooms, a bonus room, and two full 4-piece bathrooms. The primary suite features a large walk-in closet with built-in organizers & upgraded lighting!! (id:6769)

Dining room 3.83 m X 2.9 m

Kitchen 3.91 m X 4.04 m

Mud room 1.96 m X 3.96 m

Primary Bedroom 3.66 m X 3.49 m

Bedroom 2 2.81 m X 3.75 m

Bedroom 3 2.86 m X 3.04 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



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