



## Leduc Alberta

\$499,900

This 1585 sq/ft home shows off its pride of ownership inside and out! The Double attached garage has a radiant tube heater, sink, and a retractable sun screen making it a great hangout location. The main floor has the Kitchen with a large island, granite counter tops, and a corner pantry. Open to the Living room and dining with patio access to the low maintenance, fenced backyard with tiered decks, gas bbq hook up, galvanized garden boxes, and a storage shed with power. The laundry area, and a 2 piece bathroom conclude the main floor. The upper level has 3 Bedrooms including the primary with a walk-in closet and 4 piece Ensuite Bathroom. A second 4 piece bathroom completes the upper floor plan. The basement has another bedroom used as a tanning room, another 4 piece bathroom, and a large open family area with lots of storage throughout. This entire property has many upgrades including Solar Panels, Air Conditioning, belt driven garage door, landscaping, and more that are best to be appreciated in person! (id:6769)

Family room 8.59 m X 5.17 m

Bedroom 4 3.54 m X 3.32 m

Living room 4.51 m X 4.23 m

Dining room 3.94 m X 2.97 m

Kitchen 3.76 m X 3.39 m

Laundry room 2.48 m X 2.13 m

Primary Bedroom 4.31 m X 3.39 m

Bedroom 2 4.12 m X 3.2 m

Bedroom 3 3.17 m X 3.05 m

Listing Presented By:



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