



## Leduc Alberta

\$569,000

This Beautiful Fully Finished 2446 sq/ft home has a Double Attached Heated Garage, Low Maintenance Backyard, Air Conditioning, and More! Enter the home to the main floor that has an open concept living room with large windows and corner fire place. The spacious kitchen has lots of modern cabinets, granite counter tops, and a Huge Island. A walk through pantry and mudroom with custom built-ins lead you to the Heated Attached Garage. The tiled foyer and a 2 piece bathroom conclude the main level. The Primary bedroom is on the upper level, with a double sided gas fire place joining it to the large 5 piece Ensuite Bathroom and walk-in closet. The Upper level also hosts the bonus room, two more bedrooms, laundry, and a 4 piece bathroom. The Basement is finished with a family room, 4 piece bathroom, and another bedroom with a huge walk-in closet. The Fenced backyard has a large deck overlooking it, landscaped with rock and garden boxes. Close to schools, Playgrounds and More this home welcomes its new owners! (id:6769)

Family room 6.51 m X 4.38 m  
 Bedroom 4 3.98 m X 3.95 m  
 Utility room 5.28 m X 5.03 m  
 Living room 4.11 m X 4.1 m  
 Dining room 4.56 m X 1.85 m  
 Kitchen 4.74 m X 4.72 m  
 Mud room 4.57 m X 2.29 m

Pantry Measurements not available  
 Primary Bedroom 4.12 m X 3.75 m  
 Bedroom 2 3.33 m X 3.32 m  
 Bedroom 3 3.61 m X 3.01 m  
 Bonus Room 5.79 m X 5.05 m  
 Laundry room 2.67 m X 1.78 m

Listing Presented By:



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