



## Leduc Alberta

\$468,000

Incredible features, this 3 bed + den, 3 bath home offers amazing value with over 2000 sq ft of above grade living space. Start your day on the oversized front veranda, sipping your morning coffee. The main floor greets you with a spacious entryway, living room with gas fireplace within a stunning accent wall & built-in surround, a large open kitchen with granite countertops, ample cupboard space, coffee bar, & a corner pantry. You'll also find a main-floor office & a 2 pc bath. Upstairs, enjoy the convenience of upper-floor laundry, a 3 pc bath, & 3 generously sized bedrooms - including a primary suite with an electric fireplace, a spa-like 5 pc ensuite, & a large walk-in closet. The unspoiled basement awaits your personal touches. Additional upgrades include granite throughout, upgraded lighting, central A/C, & a heated double detached garage. The home also has a large back deck with a gas hookup & a low-maintenance yard. Close to schools, walking paths, playgrounds, & so much more. Move in & enjoy! (id:6769)

Living room 4.44 m X 4.86 m

Dining room 3.22 m X 4.87 m

Kitchen 4.2 m X 4.71 m

Den 2.5 m X 2.9 m

Primary Bedroom 5.8 m X 4.87 m

Bedroom 2 3.36 m X 3.67 m

Bedroom 3 3.37 m X 3.67 m

Laundry room 1.98 m X 2.04 m

Listing Presented By:



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RE/MAX Elite

<http://sarahlizze.ca/>



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