



## Leduc Alberta

\$700,000

Welcome to sought-after West Haven Community! This custom-built 2385sqft open-to-above 2-storey offers 4+1 bedrooms, 4 bathrooms, lake views & incredible flexibility designed for modern family living. Located across from West Haven Public School, you'll love the massive chef's kitchen w/ granite counters, sit up island, 24x24 tile throughout - heat on main floor, custom gas fireplace & rare convenience of a main-floor 4th bedroom w/ full bath. Upstairs features a luxurious primary retreat w/ a 5pc ensuite, walk-in closet, laundry room & 2 additional bedrooms. The newly finished basement w/ separate entrance, second kitchen, laundry, bedroom, bathroom & living room is ideal for extended family, guests or multi-generational living. Relax in your private backyard with lake views, covered deck, HOT TUB, fire pit patio & u/g sprinklers. Complete w/ A/C, HEATED OVERSIZED 26x25 double attached garage & minutes from Leduc Recreation Centre, shopping, parks & amenities. A perfect family home in a perfect location! (id:6769)

Bedroom 5 3.37 m X 2.71 m

Second Kitchen 4.32 m X 2.12 m

Living room 4.54 m X 3.77 m

Dining room 2.6 m X 4.46 m

Kitchen 3.78 m X 4.46 m

Bedroom 4 2.58 m X 3.57 m

Mud room 2.46 m X 1.67 m

Primary Bedroom 4.88 m X 4.28 m

Bedroom 2 3.28 m X 3.33 m

Bedroom 3 3.24 m X 4.45 m

Bonus Room 4.38 m X 4.19 m

Laundry room 1.58 m X 2.45 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.rebohrealty.ca/>



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