



## Leduc Alberta

\$485,000

Here it is! Coming in just over 1900sq.ft this 2 Storey home with a double attached garage is situated in the heart of the community of Suntree with walking distance to shops, parks and schools! The main floor is open and flows nicely with a half bath, walk through pantry, living room, kitchen and dining room which has access to the maintenance free backyard, complete with a 2 tier deck and a massive storage shed. Upstairs there is a small bonus space, laundry room, 4pc bath and 3 bedrooms with the primary spacious with a 3pc ensuite. Downstairs is fully developed, complete with a large family room, a den that could be easily turned into a 4th Bedroom and another 4pc bathroom! (id:6769)

Family room 6.71 m X 3.53 m

Den 4.54 m X 3.6 m

Living room 4.45 m X 3.92 m

Dining room 3.07 m X 3.34 m

Kitchen 2.52 m X 3.68 m

Primary Bedroom 4.36 m X 4.11 m

Bedroom 2 3.65 m X 2.94 m

Bedroom 3 4.14 m X 3.06 m

Bonus Room 2.87 m X 2.24 m

Laundry room Measurements not available

Listing Presented By:



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