



## Leduc Alberta

\$414,999

Welcome to this charming 2 storey home on South Fork Drive, offering comfort and functionality. The open-concept main floor is designed for both everyday living and entertaining, featuring a spacious kitchen with ample counter space and seamless flow into the living area with lots of natural light and a gas fire place. At the front of the home, you'll find a large patio, an ideal spot for relaxing. Upstairs, the home has 3 bedrooms, providing plenty of room for families or guests. The master has a 4 piece en suite as well! The partially finished basement is currently being used as a fourth bedroom, offering additional flexibility to suit your needs—whether as a guest space, home office, or recreation area. The backyard has a deck perfect for summer gatherings, along with a large parking pad that comfortably accommodates two vehicles. Close to highway 2 for commuting. Ideally located close to Father Leduc School and nearby walking paths, parks and playgrounds. (id:6769)

Bedroom 4 4.08m x 4.97m

Primary Bedroom 3.52m x 3.52m

Living room 4.31 m x Measurements not available

Bedroom 2 4.12m x 2.74m

Dining room 3.27 m x Measurements not available

Bedroom 3 3.28m x 3.54m

Kitchen 3.92 m x Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



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