



## Leduc Alberta

\$385,000

PRIDE OF OWNERSHIP! IMMEDIATE POSSESSION! DOUBLE GARAGE! This ORIGINAL OWNER 1462 sq ft 3 bed, 2.5 bath Dolce Vita home has been immaculately cared for. Feat: 9' ceilings on the main, gas fireplace, fresh grey paint throughout the upper levels, luxury laminate flooring, S/S appliances, & more! Open concept main flooring creates a terrific entertaining space, w/ large windows at the front and rear. Galley style kitchen w/ island for meal prep, pantry, coffee bar, & access to the yard. Upstairs brings 3 bedrooms, all with walk in closets! Primary is spacious w/ 4 pce ensuite. Upstairs laundry for convenience. The basement is unfinished, but nice layout to add a 4th bedroom, rec room, or use as storage. Fully fenced, good sized landscaped yard, deck w/ privacy screen, ground level patio space for summer BBQs or bonfires, & walkway to your garage. Only steps to multiple playgrounds, quick access to Hwy 2, and walking distance to Father Leduc School. Quick possession on this beautiful home; a must see! (id:6769)

Living room 4.59 m X 3.78 m

Dining room 4.6 m X 3.18 m

Kitchen 4.25 m X 4.15 m

Primary Bedroom 4.02 m X 3.96 m

Bedroom 2 2.96 m X 2.68 m

Bedroom 3 2.97 m X 3.01 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://kevindoyle.remax.ca/>

**RE/MAX ELITE**

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