



## Leduc Alberta

\$524,800

WAITING FOR PRICES TO DROP..IT HAS!! THE HOME IS NOW \$53,300 LESS THAN THE ORIGINAL BUILDER PRICE! The Allure model provides over 2,000sf of UPGRADED living. The home features 3 bedrooms, a main floor den, and 17' high ceilings in the foyer that create a true feeling of space when you enter! Other highlights include 9' ceilings, wood & metal railings, a designer kitchen with a center island/eating bar, stone countertops, pots and pans drawers, R/I fridge waterline, a walk-thru pantry, an \$5000 appliance allowance, and an upgraded backsplash! The upper level provides a functional Bonus Room, a large Master bedroom with a vaulted ceiling plus a luxury ensuite, a full-sized laundry room, and the 2nd and 3rd bedrooms were made 18 longer! Other highlights include a SEPARATE SIDE ENTRANCE, 9' high foundation in the basement plus rough-ins for a future bathroom, kitchen, a laundry room and a second furnace! The garage provides an 8' door and was made 2' longer for your truck. MAJOR PRICE REDUCTION...BUY NOW!! (id:6769)

Kitchen 3.28 m X 2.56 m

Den 3.04 m X 2.74 m

Great room 3.96 m X 3.65 m

Breakfast 3.04 m X 3.56 m

Primary Bedroom 3.96 m X 3.96 m

Bedroom 2 2.67 m X 3.81 m

Bedroom 3 2.72 m X 3.81 m

Bonus Room 2.99 m X 3.86 m

Laundry room 2.8 m X 1.52 m

Listing Presented By:



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MaxWell Challenge Realty

<http://www.dzapernick.com/>



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