



## Leduc Alberta

\$475,000

~IMMACULATE 2 BEDROOM PLUS DEN ~ 2 FULL BATH ~ PARKING FOR 6 VEHICLES on the MASSIVE DRIVEWAY~ LOCATED BESIDE a WALKING PATH ~ The main floor is very open, bright and features gorgeous laminate flooring with a good sized living room ~ The kitchen has newer cabinets, a big island and newer appliances ~ The dining room is ample size for a good sized table ~ The upper level has 2 bedrooms plus a den with patio doors out to the large deck ~ The primary bedroom is large enough for a king sized bed and has a corner electric fireplace ~ The entire upstairs also has gorgeous laminate flooring ~ The 4 piece bath upstairs has been renovated as well ~ The lower level features a 3 piece bath plus a huge family room ~ The basement has a massive rec room and laundry and utility area ~ Over the years there has been tons of upgrades including windows (2011), roof (2011), Furnace (2011), all new drywall, paint, trim, interior doors, kitchen cabinetry, flooring, light fixtures and more. This home is absolutely stunning ~ (id:6769)

Recreation room 4.34 m X 8.09 m

Utility room 2.17 m X 3.98 m

Family room 5.8 m X 8.52 m

Living room 5.53 m X 3.35 m

Dining room 2.41 m X 3.15 m

Kitchen 2.95 m X 3.16 m

Den 2.87 m X 3.73 m

Primary Bedroom 3.49 m X 4.79 m

Bedroom 2 3.49 m X 4.75 m

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.