



## 4 Southfork Place Leduc Alberta

\$559,000

Welcome to this spacious and inviting family home located in the charming city of Leduc set on a huge lot. Boasting over 2000 square feet of living space, this residence offers comfort, convenience, and plenty of room for your family to grow. A welcoming entryway leading to a versatile and spacious den/office, this leads into the bright and airy open concept dining/living/kitchen area with lots of natural light flooding in. The kitchen is well appointed with stainless steel appliances and walk in pantry. From the dining room you can step out to your huge deck and to the large pie shaped back yard, perfect for enjoying outdoor gatherings with friends and family. The back yard has 2 large sheds for all your storage needs. Back inside the home there is a 2 piece bathroom on the main level along with a convenient laundry room. The upper level has a large primary suite, with 4 piece ensuite complete with soaker tub and separate shower. 2 further great sized bedrooms on this level, along with a wonderful bonus room. The unfinished basement offers endless possibilities for customization. With easy access to school and community parks, this is wonderful location. Close to the 2 highway and Edmonton, don't miss out, book your showing today! (id:6769)

Furnace 35.83 Ft x 25.83 Ft  
Other 4.75 Ft x 4.33 Ft  
Den 14.42 Ft x 9.50 Ft  
2pc Bathroom 6.17 Ft x 5.17 Ft  
Laundry room 10.58 Ft x 6.00 Ft  
Kitchen 9.08 Ft x 13.25 Ft  
Dining room 10.25 Ft x 11.00 Ft  
Living room 13.75 Ft x 18.17 Ft

Other 27.58 Ft x 21.83 Ft  
Bonus Room 17.92 Ft x 11.75 Ft  
Primary Bedroom 15.17 Ft x 12.08 Ft  
4pc Bathroom 9.25 Ft x 8.67 Ft  
Other 6.50 Ft x 5.00 Ft  
4pc Bathroom 7.58 Ft x 4.83 Ft  
Bedroom 11.50 Ft x 9.08 Ft  
Bedroom 11.58 Ft x 9.42 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX ELITE**

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