



Leduc Alberta

\$489,000

Amazing opportunity in the heart of Leduc. Over 3000 sq feet of livable space on 4 finished levels. This 4-level split home is situated on enormous lot measuring 981.52 sq meters, backing onto Rainbow Park & playground (RARE FIND). Features elongated driveway for extra parking & detached oversized heated garage w/220-volt wiring & room for extra car/workshop. Recent upgrades include new roof, windows, HWT, bathrooms, basement bdrm w/new carpet & recently painted. Main foyer transitions to open concept GREAT ROOM showcasing hardwood flooring & to-floor bay window for abundance of natural light. Quaint kitchen w/hi-end SS appliances, maple cabinetry & raised bar area that overlooks great room. A few steps up you are greeted by primary suite w/2pc ensuite & 2 add'l JR rooms & 4c bath. Lower-level family room is great space to entertain or cozy up by the fire with gas F/P complimented by build-ins & mantle. 4th bedroom & 3pc bath on this level. Basement showcases Rec Room, 5th bdrm, laundry room & storage. (id:6769)

Bedroom 4 3.43 m X 3.28 m

Bonus Room 3.8 m X 3.89 m

Laundry room 3.31 m X 3.47 m

Utility room 2.05 m X 1.18 m

Storage 2.81 m X 2.86 m

Family room 3.79 m X 5.04 m

Bedroom 5 3.44 m X 2.66 m

Living room 4.51 m X 5.16 m

Dining room 3.73 m X 2.66 m

Kitchen 4.01 m X 2.38 m

Mud room Measurements not available

Primary Bedroom 3.62 m X 3.56 m

Bedroom 2 3.49 m X 2.67 m

Bedroom 3 3.49 m X 2.4 m

Listing Presented By:



Originally Listed by:
Real Broker



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