



## Leduc Alberta

\$415,000

Discover the standout 2-storey home in the neighbourhood. The foyer unveils a vast living room with 9 ft ceilings, sunlit bay windows, and a cozy gas fireplace, crafting a warm and welcoming space. The home boasts a mix of hardwood, carpet, and tile flooring. The gourmet kitchen is a culinary haven with maple cabinets, a double pantry, and sleek stainless steel appliances for a touch of sophistication. Dine at the dual-sided breakfast bar or in the sun-drenched kitchen nook. Also on this level, find a handy mudroom and an elegantly designed half bath. Upstairs, three spacious bedrooms feature accent panel walls, a full 4pc bathroom, and a luxurious 3pc master ensuite. Plus, the added convenience of an upstairs laundry room complete with cabinets and shelving. The fully finished basement offers a bar and an extra room ideal for a home office or hobby area. Outside, enjoy the back deck and the landscaped, fenced yard, along with an oversized insulated 24 x 24 double detached garage! (id:6769)

Family room 10'11 x 16'10

Den 13'8 x 11'3

Living room 14'11 x 15'7

Dining room 16'7 x 8'9

Kitchen 14'11 x 8'9

Primary Bedroom 11'4 x 14'9

Bedroom 2 9'4 x 10'6

Bedroom 3 11'5 x 12'6

Listing Presented By:



Originally Listed by:  
Liv Real Estate

<https://ag-designs.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

17-8103 127 Ave, Edmonton, AB,  
T5C 1R9

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