



## Leduc Alberta

\$495,000

All the WOW FACTOR YOU COULD DESIRE. Absolute gorgeous home with many special features. Exterior walls are all 2x6 with new R20 insulation and attic is R80. Freshly painted with laminate and ceramic tile on main floor. Dream kitchen boasts all new maple cabinetry, with pot drawers, and Corian counter Top. Newer high end stainless steel appliances, adjoining dining area with bay window. Comfortable Living Room also with a bay window. Bathrooms have been upgraded and main bathroom has a 20 air tub. All main floor windows have even replaced along with all doors. Furnace and HWT new in '25, as well as water softener, air-conditioning and humidifier. Home has been completely rewired with new panel, six GFI plugs in Kitchen. Basement is finished with some updates, linoleum and carpeting throughout. Outside is a Purgola with seating and barbecue. 8' privacy and noise barrier fence. Siding has been painted and new 35 year shingles on home and garage. Stone wall on exteriors of home and garage. A MUST SEE!! (id:6769)

Bedroom 4 3.6 m X 3.17 m

Bedroom 5 3.31 m X 3.17 m

Recreation room 7.3 m X 3.3 m

Laundry room 6.26 m X 2.4 m

Living room 5.8 m X 4.27 m

Dining room Measurements not available

Kitchen 6.5 m X 3.45 m

Primary Bedroom 4.05 m X 3.45 m

Bedroom 2 3.37 m X 2.77 m

Bedroom 3 3.35 m X 2.27 m

Listing Presented By:



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