



# Leduc Alberta

\$549,900

Smart shoppers take note - this fantastic family home offers the perfect combination of space, functionality and INCOME potential! The main floor features a bright, open-concept layout with a spacious kitchen boasting abundant cabinetry, granite countertops, a large island and plenty of room for entertaining by the cozy fireplace. Upstairs you'll find 3 generous bedrooms, including a comfortable primary suite with W/I closet & full ensuite, PLUS a versatile bonus room that's ideal for a family room, home office or kids' play area. The fully finished basement features a ONE BEDROOM LEGAL SUITE, providing an excellent opportunity for additional income or extended family living. Enjoy nights on the composite deck, in the fully fenced yard, the convenience of being close to schools, parks, shopping and amenities, making this an ideal location for a growing family. With a great floor plan, attractive finishes and a legal secondary suite, this home offers exceptional value and flexibility!! (id:6769)

Bedroom 4 3.95 m X 3.11 m

Recreation room 4.68 m X 3.56 m

Second Kitchen 2.94 m X 2.74 m

Utility room 3.78 m X 3.16 m

Living room 4.08 m X 3.97 m

Dining room 3.33 m X 2.52 m

Kitchen 4.16 m X 3.84 m

Primary Bedroom 3.73 m X 3.55 m

Bedroom 2 3.27 m X 3.13 m

Bedroom 3 3.65 m X 2.84 m

Bonus Room 4.22 m X 3.63 m

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.edmontonrealestategu.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.