



## Leduc Alberta

\$415,000

Discover this beautiful 1,567sqft. 2-storey in the heart of Southfork, Leduc. Nestled on a fantastic street, this home is just steps from Father Leduc Catholic School and offers a perfect blend of comfort and style. Step inside to an open-concept layout filled with natural light, featuring 9' ceilings and a modern kitchen at the back of the home. The kitchen boasts stainless steel appliances, stone countertops, ample cabinet space, and a functional design that flows effortlessly into the living and dining areas. Enjoy outdoor living with a charming front porch, a freshly stained back deck, and newly refreshed landscaping—all within a fully fenced yard complete with a double detached garage. Upstairs, you'll find 3 spacious bedrooms, including a primary suite with a generous walk-in closet and full ensuite. A/C is also included! Situated in an ideal location, this property offers quick access to schools, shopping, parks, walking trails, and all the amenities. (id:6769)

Living room 13' x 15'8"

Dining room 15' x 11'2"

Kitchen 13'3" x 10'

Primary Bedroom 12'11" x 13'1"

Bedroom 2 9'2" x 14'3"

Bedroom 3 9'6" x 11'

Listing Presented By:



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MaxWell Challenge Realty

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