



## Leduc Alberta

\$389,900

Welcome to this charming 3-bed, 3-bath attached two-storey home in the desirable community of Southfork! Perfectly positioned facing a beautiful lake with a fountain, this property offers scenic views, an abundance of natural sunlight, & the added benefit of no condo fees. The bright & functional main floor features an open-concept layout with a spacious living area, dining space, and kitchen, along with a convenient 2-piece powder room. Upstairs, you'll find three comfortable bedrooms, including a generous primary suite complete with a walk-in closet & private 4-piece ensuite. A second full 4-piece bathroom and convenient top-floor laundry complete the upper level. The unfinished basement provides an excellent opportunity to create additional living space tailored to your needs. Outside, enjoy the convenience of a double detached garage. Located close to parks, walking trails, schools, and everyday amenities, this well-appointed home offers comfort, functionality, and an unbeatable Southfork location! (id:6769)

Living room 4.45 m X 3.68 m

Dining room 4.5 m X 3.37 m

Kitchen 3.62 m X 3.32 m

Primary Bedroom 3.34 m X 3.92 m

Bedroom 2 3.02 m X 2.7 m

Bedroom 3 3.38 m X 2.94 m

Laundry room 2.01 m X 1.63 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.keithfaria.com/>



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