



## Leduc Alberta

\$675,500

Well-maintained walkout home backing onto walking paths and a peaceful pond, offering over 3,700 sq ft of finished living space. This 5 bedroom, 4.5 bath home features a functional gourmet kitchen with granite countertops & maple cabinetry, hardwood flooring & a gas fireplace in the living room. The primary bedroom includes a spacious ensuite with corner tub. There are 2 other bedroom, 1 that has its own private ensuite & walk in closet. A bonus room & 4pc bath finish this floor. The fully finished walkout basement provides a versatile space for family living, recreation, 2 bedroom & 3pc bath. Recent upgrades within the last year include new carpet and fresh paint throughout, all new windows & blinds, heated garage, & new dishwasher, microwave, fridge, and washing machine. Outside, enjoy a fully landscaped backyard with pergola, deck stairs, garden shed, Firepit, dog run, sidewalk leveling & permanent Christmas lights. Located in a quiet setting with easy access to pathways and green space. (id:6769)

Bedroom 4 4.66 m X 3.66 m

Bedroom 5 4.41 m X 3.96 m

Recreation room 9.2 m X 7.95 m

Living room 4.52 m X 4.2 m

Dining room 3.45 m X 3.79 m

Kitchen 4.01 m X 6.07 m

Family room 5.62 m X 3.95 m

Primary Bedroom 4.01 m X 5.01 m

Bedroom 2 3.45 m X 5.99 m

Bedroom 3 3.33 m X 3.24 m

Bonus Room 4.49 m X 3.55 m

Listing Presented By:



Originally Listed by:  
2% Realty Pro

<http://www.realestatewithtanya.ca/>

**Ahmad Sai**   
**RE/MAX** RIVER CITY

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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