



## Leduc Alberta

\$712,900

Welcome to this Jacob's 1580 sf Custom- Built raised Bungalow. Nestled in a quiet cul-de-sac in the sought after Windrose community. Over 3000sf of developed space with 4 bedrooms plus a flex room suitable for office, sewingroom, excercise room and more. The large laundry room is equipped with cabinets and a large sink suitable for wine making plus a second set of laundry hookups on the main floor. There is a woodburning stove in the rec room which helps cut heating costs in the winter plus a gas fireplace in the great room on the main floor. Open concept with high ceilings and lots of room for entertaining. Hickory cabinets, island, walk in pantry, stainless steel appliances, garburator, touchless kitchen faucet, Kinetico water softening system to name a few features. Access from the dinette to the 3 year old sunroom that overlooks the backyard. The serene backyard has a cobblestone lower patio for entertaining and enjoying the serenity of the pond/ waterfall feature. Meticulously maintained. Must see! (id:6769)

Family room 8.35 m X 4.69 m

Bedroom 3 4.43 m X 3.59 m

Bedroom 4 3.07 m X 5.25 m

Laundry room 3.21 m X 3.12 m

Storage 3.69 m X 1.61 m

Living room 4.57 m X 4.85 m

Dining room 3.68 m X 4.32 m

Kitchen 4.03 m X 4.14 m

Primary Bedroom 4.01 m X 4.57 m

Bedroom 2 3.52 m X 3.35 m

Sunroom 4.32 m X 4.51 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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