



## Leduc Alberta

\$479,900

Stunning 2-storey half duplex shows as a 10+ & is truly in show home condition! Offering 1641 sq.ft. this beautiful home features a spacious mud room with rear entry closet, a convenient walk-through pantry, & an impressive kitchen w/granite countertops, S/S appliances, & full-height cabinets. Open-to-above great room showcases a gorgeous stone feature fireplace w/ mantle, while the large foyer welcomes you with a double door closet. Additional highlights include central A/C, metal spindle staircase railings, an upper-flr laundry closet beside the linen closet. The spacious primary retreat offers a large walk-in closet w/4-pce ensuite with his & hers sinks. Enjoy the landscaped, level backyard complete with enclosed deck featuring metal railings & wood posts, plus the pool & children's play centre stay! The fully finished basement includes a family room, bedroom, 2-pce bath, large mechanical room, and under-stair storage. Blinds to remain along w/ 3 tv wall mounts, garage door control & garage opener incl (id:6769)

Family room 4.2 m X 6.88 m

Bedroom 4 2.99 m X 3.32 m

Other 4.91 m X 1.97 m

Living room 3.65 m X 4.36 m

Dining room 3.39 m X 2.93 m

Kitchen 3.39 m X 3.51 m

Mud room 2.79 m X 1.73 m

Pantry 1.8 m x Measurements not available

Primary Bedroom 3.39 m X 4.39 m

Bedroom 2 2.77 m X 3.91 m

Bedroom 3 2.76 m X 3.7 m

Other 1.9 m X 2.8 m

Listing Presented By:



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