



## Leduc Alberta

\$569,400

Beautifully maintained detached single-family home that still shows like new! Move-in ready and thoughtfully designed, this home offers modern living in an excellent family-friendly location just steps from schools, playgrounds, and walking trails. You are welcomed by an impressive open-to-above entryway that adds a bright and spacious feel from the moment you enter. The main floor features a functional den perfect for a home office or flex space, a convenient 2-piece bathroom, and a bright open-concept layout ideal for everyday living and entertaining. Upstairs you'll find a spacious bonus room, 3 bedrooms, 2 full bathrooms including a stylish ensuite with upgraded barn door, plus a dedicated laundry room with built-in shelving. The basement already has a separate side entrance completed along with high ceilings, providing outstanding future development potential. Enjoy the beautifully landscaped backyard complete with a full-size deck, gazebo, decorative privacy wall with greenery, and no homes behind. (id:6769)

Living room 4.27 m X 4.19 m

Dining room 4.27 m X 3.51 m

Kitchen 3.37 m X 3.23 m

Den 3.87 m X 2.99 m

Primary Bedroom 3.77 m X 5.32 m

Bedroom 2 3.33 m X 3.87 m

Bedroom 3 3.33 m X 3.12 m

Bonus Room 4.16 m X 4.29 m

Listing Presented By:



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Grassroots Realty Group

<https://www.enayataminzadah.ca/>



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