



## Leduc Alberta

\$549,700

Live the Good Life in this rare, move-in ready home on a huge pie-shaped lot in the family-friendly community of Blackstone in Leduc. Minutes to schools, parks, shopping, and everyday amenities, this beautifully maintained home offers space and functionality throughout. The open-concept main floor features laminate flooring, 9' ceilings, granite countertops, stainless steel appliances, walkthrough pantry, coffee station, and a bright dining area overlooking the massive southwest-facing backyard. The living room with electric fireplace is perfect for entertaining. Upstairs offers a bonus room, convenient laundry, and 4 bedrooms including a spacious primary suite with huge walk-in closet and spa-like ensuite with soaker tub and double shower. The basement is partially framed for future development. Additional features include a fully finished double attached garage, BBQ gas line, HRV system, high-efficiency furnace, and sump pump with battery backup. Visit REALTOR(R) website for more info! (id:6769)

Living room 2.64 m X 4.09 m

Dining room 2.53 x 3.85

Kitchen 6.67 m X 1.43 m

Office 3.06 m X 2.66 m

Pantry 1.89 m X 2.47 m

Primary Bedroom 4.17 m X 3.76 m

Bedroom 2 3.55 m X 2.97 m

Bedroom 3 3.33 m X 3.51 m

Bedroom 4 4.41 m X 3.22 m

Bonus Room 8.11 m X 6.88 m

Laundry room 1.7 m X 1.05 m

Listing Presented By:



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