



## Leduc Alberta

\$459,900

Built by Award Winning Builder, Montorio Homes, Situated in the Desirable Community of Woodbend. With almost 1700 Square Feet this Spacious Home Offers a Total of 4 bedrooms, 3 Full Bathrooms (one on main floor). A Beautiful Kitchen with Quartz Countertops, Stylish Backsplash and Walk in Pantry, a Spacious Great Room w/Electric Fireplace, 9' Ceilings on Main Floor. Tiled Floors in Upstairs Bathrooms/Laundry and a Smart Home Security Package. Situated on a Corner Lot Which Offers Additional Street Parking and an Abundance of Windows throughout the home (includes 2 in the basement). A SEPERATE ENTRANCE to the Basement for Future Rental Income Generating Suite. Close to All Amenities, Shopping and Schools, Within Walking Distance to the New 8-12 Ohpaho Secondary School, a 10 minute drive to the Airport and a 20 Minute Commute to South Edmonton. This Family Friendly Community, Offers Plenty of Walking Paths, Storm Ponds and Nature! Pictures are of Showhome and may differ to the actual home. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 4 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Century 21 Leading

**RE/MAX**  **River City**

**RE/MAX River City**

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