

ASPHALTY SHINGLES  
ROOF PITCH AS SHOWN  
2'-0" ROOF OVERHANG (TYP.)  
UNLESS OTHERWISE NOTED

8" FASCIA (TYP.)  
PREFAB METAL FASCIA, SOFFIT, EAVESBROUGH AND  
DOWNSPOUTS. DETERMINE DOWNSPOUT LOCATIONS  
ON SITE TO SUIT SITE GRADING

6" SHADOW BOARD

6" TRIM AROUND WINDOW & DOORS AS SHOWN  
WITH WINDOW GRILLES MIN. 3/8"

EXTERIOR CLADDING:  
- HORIZONTAL VINYL SIDING  
- MANUFACTURED STONES

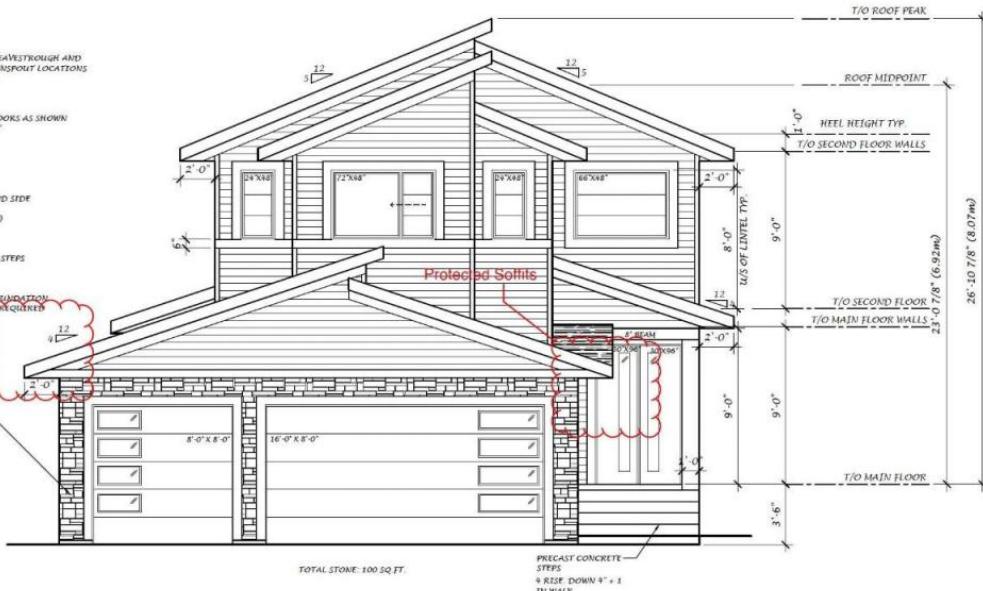
VERANDA:  
8" DROPPED BEAM AT FRONT AND SIDE  
8" X 6" POSTS  
SPLIT UP COLUMN (SEE DETAIL)

**Protected Soffits**

PREFAB CONCRETE LANDING & STEPS  
4 RISE, DOWN 4"

MAX 25" PARING  
PROVIDE NAILING STRIPS IN FOUNDATION  
WALL FOR DROPPED SIDING AS REQUIRED

MANUFACTURED STONE AS  
PER CLIENT



## Leduc Alberta

**\$739,000**

Brand new TRIPLE GARAGE home in the desirable neighbourhood of Meadowview in Leduc. Enter through the DOUBLE DOOR and you will be greeted by a spacious OPEN TO ABOVE foyer. The main floor features an OVERSIZED MUDROOM and PANTRY. The great room is OPEN TO ABOVE with soaring ceilings and a 100 FIREPLACE. Main floor den can be used as a fourth bedroom with full washroom. Upper floor features 3 bedrooms, 2 more washrooms, and a bonus room. Come tour this property today and make it your own! (id:6769)

Living room Measurements not available

Bedroom 2 Measurements not available

Primary Bedroom Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Initia Real Estate

**RE/MAX River City**

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)  
homes4u@corinneoneil.com