



# Leduc Alberta

\$553,900

FULL LEGAL BASEMENT SUITE WITH A SEPARATE SIDE ENTRANCE & 6-SOLAR ROOF PANELS In this amazing F/Finished 2Storey, 4Bdrms/4Baths, w/well over 2100Sq.Ft of Living Space on a 5400Sq.Ft. PIE LOT w/an Oversized 24X20 GARAGE w/EV CHARGING & RV PARKING! Upon you entering the front door you are greeted w/a 2ft extended area with VINYL PLANK FLOORING throughout the main floor in the cozy living room & dining room with seating for 8+Guests along with a GOURMET KITCHEN with 5-S/S Appliances & a 6-Burner GAS STOVE & QUARTZ Counter Tops & an Island, & a 2pc Powder Room off the backdoor. The upper floor has 3Bdrms w/an Oversized Primary Bdrm that has a WALK-IN CLOSET & A FULL 4pc ENSUITE. Along w/an UPPER LAUNDRY ROOM for convenience living. The SEPARATE SIDE ENTRANCE 1-Bdrm BASEMENT SUITE has a FULL KITCHEN with 5-S/S Appliances, & it's own LAUNDRY ROOM. There is a Lockoff Utility Room that has 2-FURNACES, 2-ON DEMAND HWT & HRV AIR SYSTEM. Great Family Neighborhood with walking distance to K-9 Schools & Shopping! (id:6769)

Bedroom 4 2.94 m X 2.88 m

Second Kitchen 2.76 m X 2.42 m

Laundry room 1.65 m X 1 m

Utility room 3.5 m X 2.92 m

Living room 4.24 m X 3.37 m

Dining room 3.11 m X 2.77 m

Kitchen 3.93 m X 3.35 m

Primary Bedroom 4.04 m X 3.49 m

Bedroom 2 3.21 m X 2.78 m

Bedroom 3 3.22 m X 2.83 m

Laundry room 1.7 m X 1.11 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.barrycandelora.com/>



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