



348 MUNN Way Leduc AB

\$424,000

Welcome Home! This stunning ART Homes built 2 storey modern and trendy model home with all the bells and whistles you can imagine. The main floor features spacious Living Room with Electric FIREPLACE, Dining Area, upgraded lighting and plumbing throughout, Powder Room, Kitchen with QUARTZ countertops and plenty of beautiful dual-tone cabinets. Upstairs BONUS Room and other 3 Bedrooms including the MASTER with 4pc ENSUITE Bath and W/I Closet, another 3pc Bath, UPSTAIRS LAUNDRY and MDF Shelving throughout. The unfinished basement features a SEPARATE SIDE ENTRANCE with a possibility to build a Legal Suite in future. The home comes with a DETACHED DOUBLE GARAGE and Upgraded exterior elevation comes with stone, premium vinyl siding and front concrete step. Minutes away from all shopping in Southfork Landing, schools, parks, very quick access to HWY 2A and HWY 2, and Edmonton Int. Airport. Great opportunity! More lots available for pre sale & build, contact listing agent for more info. Visit ART Homes Showhome a

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