



# Leduc Alberta

\$499,900

WALKOUT GEM! BETTER THAN NEW! PRIVATE & PRISTINE! 21 X 26' DEEP GARAGE! This 1972 sq ft 4 bed, 3.5 bath executive walkout duplex in a quiet cul de sac shows a 10! Feat: 9' ceilings on the main & lower, luxury plank flooring, quartz countertops throughout, LED lighting, hot tub, electric garage heater, gas fireplace, s/s appliances, fully finished basement w/ bar, & more! Open concept main floor layout unites the living / dining / kitchen space; ideal for entertaining & ample natural light! Corner pantry, 2 pce bath & access to the deck w/ lovely views! Upstairs brings 3 large bedrooms, incl the primary bed w/ massive walk in closet & beautiful 3 pce ensuite & tile shower! Spacious bonus room, upper laundry, & 4 pce bath. The basement is awesome, w/ large 4th bedroom, media room / playspace for the kids, 4 pce bath, & bar / flex space for game nights! The yard is terrific! Concrete pad, fully fenced & landscaped; no neighbours behind! Meticulously cared for & excellent value; a must see! (id:6769)

Bedroom 4 3.37 m X 3.47 m

Recreation room 4.49 m X 5.99 m

Living room 4.17 m X 4.1 m

Dining room 3.49 m X 3.41 m

Kitchen 3.56 m X 4.21 m

Primary Bedroom 4.3 m X 4.15 m

Bedroom 2 3.25 m X 3.84 m

Bedroom 3 4.27 m X 3.27 m

Bonus Room 3.29 m X 3.98 m

Laundry room 2.85 m X 1.96 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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