



## Leduc Alberta

\$579,900

Welcome to this beautifully maintained 3-bedroom, 2.5-bath home in the community of Woodbend! Formerly a show home, this stunning property offers exceptional quality, modern upgrades, and pride of ownership throughout. Step inside to an inviting open-concept layout featuring quartz and granite countertops, stylish finishes, and smart home features designed for everyday comfort and convenience. The home is also equipped with Astoria permanent exterior lights complete with a free user-friendly app, adding year-round curb appeal with ease. Enjoy the huge backyard perfect for entertaining, an oversized heated garage ideal for Alberta winters, a convenient laundry room sink, and central air conditioning to keep you cool during the upcoming summer season. Perfectly located close to a newly opened high school, shopping, parks, and amenities, with only a 10-minute drive to the Edmonton International Airport, this move-in-ready home offers the perfect blend of style and location. (id:6769)

Living room 3.84 x 3.95

Dining room 3.55 x 2.59

Kitchen 3.81 x 2.88

Family room 4.24 x 3.11

Primary Bedroom 4.77 x 3.33

Bedroom 2 3.56 x 3.48

Bedroom 3 3.20 x 4.00

Listing Presented By:



Originally Listed by:  
Sterling Real Estate

**REMAX Elite**

**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.