



## Leduc Alberta

\$599,900

OVERSIZED DOUBLE ATTACHED HEATED GARAGE PLUS HEATED SHOP WITH BACK LANE ACCESS! A rare opportunity for you to own a HUGE pie lot with beautiful 4 bedroom home with back lane access to RV parking & 22 x 15 HEATED SHOP! An open concept main floor with beautiful gas fireplace in the living room, 10 ft ceilings with extended windows in the dining room & gorgeous kitchen with espresso cabinets, center island with breakfast bar & a corner pantry. Upstairs is a generous family room with soaring ceilings, plus 3 bedrooms including a primary bedroom with soaker tub, separate shower, & sink with adjacent vanity table. Basement has a completed FOURTH bedroom & roughed in plumbing & electrical. The EPIC SIZED BACK YARD features a beautiful deck with pergola that overlooks the hot tub & fully landscaped yard with extensive dog run too! Back lane access offers RV parking pad & garage access door to shop. Close to walking paths, parks & quick access to QE2. EXTRAS LIKE central A/C, main floor laundry & more! (id:6769)

Bedroom 4 3.76 m X 3.26 m

Storage 2.23 m X 2.61 m

Living room 5 m X 4.46 m

Dining room 4.13 m X 2.43 m

Kitchen 3.25 m X 3.81 m

Family room 4.91 m X 4.74 m

Primary Bedroom 3.5 m X 4.4 m

Bedroom 2 3.66 m X 3.74 m

Bedroom 3 3 m X 3.76 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<http://brentkellington.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)