



## Leduc Alberta

\$497,697

Welcome to this Amazing 2-Story home located in the heart of the family community of Woodbend in Leduc, Alberta. Park on the Driveway or in the Double Attached Garage and make your way inside. On the Main level you will find 2 spacious entrances, a 2-piece bathroom, a walkthrough pantry to the kitchen with an island and all Stainless Steel Appliances, the dining room and living room. Make your way upstairs where you will find a spacious Family room, large Primary bedroom with room for a King bed, walk in closet and 5-piece bathroom, 2 more bedrooms and upstairs Laundry. The basement is untouched and ready for you to use it as is or develop it into what you want. Back yard has been Professionally Landscaped including being fenced all the way around with gate, and a 2-Tier deck to spend your time on. Comes with HE Furnace, HE Hot Water Tank, HRV System and Central Air Conditioning so you can keep the temperature where you want it. Close to schools, shopping (Outlet mall), golfing, skiing and the Airport. (id:6769)

Storage 1.44 m X 2.95 m

Living room 3.9 m X 4.05 m

Dining room 2.54 m X 3.48 m

Kitchen 5.07 m X 4.46 m

Pantry 1.51 m X 1.51 m

Mud room 3.15 m X 2.41 m

Family room 4.29 m X 4.44 m

Primary Bedroom 3.3 m X 4.73 m

Bedroom 2 3.46 m X 3.55 m

Bedroom 3 3.21 m X 3.39 m

Laundry room 2.01 m X 2.75 m

Listing Presented By:



Originally Listed by:  
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