



# Leduc Alberta

\$480,000

FULLY FINISHED Homes by Avi home in the coveted community of Southfork, located just down the road from Father Leduc Catholic School! This home shows LIKE NEW! Upon entering the home, you'll fall in love w/ the open concept floor plan & loads of natural light from the large windows along the front & back of the home. The living room has an electric fireplace, perfect for the cold winter nights ahead. The kitchen has quartz counters, modern white cabinetry, stainless steel appliances and a large island, perfect for an eating bar. The upstairs features upstairs laundry, a 4pc bathroom, & 3 BEDROOMS. The primary room has loads of space for a king bed & has a spa like 4pc ensuite w/ a glass shower. The basement is FULLY FINISHED w/ plenty of storage space, a large rec room, extra bedroom & 4pc bathroom. The backyard has ALL ARTIFICIAL GRASS & stones for a maintenance free yard. The double garage at the back even has a TESLA CHARGER! There is hot water to both outside hose bibs. (id:6769)

Bedroom 4 2.9 m X 2.9 m

Recreation room 4.4 m X 3.7 m

Living room 3.9 m X 3.7 m

Dining room 3.9 m X 3 m

Kitchen 3.7 m X 3.2 m

Primary Bedroom 3.9 m X 4.2 m

Bedroom 2 2.8 m X 3 m

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Listing Presented By:



Originally Listed by:  
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