



## 204 KIRPATRICK Way Leduc AB

\$425,000

TURNKEY GEM! HEATED GARAGE & A/C! GORGEOUS BASEMENT! KILLER DECK! Looking for move in ready and quick possession? This 1523 sq ft 4 bed, 3.5 bath home shows a 10 & is ideal for your growing family! Feat: vinyl plank flooring, granite countertops, S/S appliances, upgraded lighting, 8' garage door, custom pergola & 2 tier deck, several feature walls, & more! Open concept main level unites the living / dining / kitchen space for the ultimate entertainer's floor plan. Tons of natural light & terrific shape. Large island, pantry & terrific spot to cook up a storm! Upstairs brings 3 bedrooms, including the primary bed w/ walk in closet & 4 pce bath. Upper laundry, linen storage & 4 pce bath. The basement is well designed ,w/ quality plush carpet, pot lighting, stunning 3 pce bath & custom shower, 4th bed, & storage. Outside we find a low maintenance yard, w/ massive deck & pergola for summer BBQs & bevy night with the crew. Fully fenced & landscaped, heated garage, A/C, nothing to do but move in. A must see!

Listing Presented By:



Originally Listed by:  
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