



## Leduc Alberta

\$439,900

Introducing the BRODY home in the vibrant Woodbend community, offering 1600+sf of thoughtfully designed space. Stunning residence features 3 bdrms & 2.5 baths, showcasing a perfect blend of modern living & luxury. Main floor highlights 9' CEILINGS, creating an airy atmosphere. Stylish open-concept kitchen flows seamlessly into a BRIGHT LIVING AREA, making it ideal for both everyday living & entertaining friends/family. Upstairs, retreat to the spacious primary bdrm with large WALK-IN CLOSET & indulgent 5-piece ensuite includes a DUAL SINK vanity. Two additional bdrms & full bath ensure functionality. Upper-level features efficient laundry closet for ultimate utility. Built green, this Italian-owned San Rufo Home boasts energy-efficient systems, HRV, & TRIPLE-GLAZE WINDOWS for optimal comfort & sustainability. VINYL PLANK flooring enhances both style/durability. Close to amenities like the Leduc Common, Outlet Mall, Woodbend Marketplace, walking trails, natural creek & Airport. Garage/App Credit Negotiable (id:6769)

Living room 4.36 m X 3.9 m

Dining room 4.48 m X 3.9 m

Kitchen 3.72 m X 3.32 m

Primary Bedroom 4.11 m X 3.72 m

Bedroom 2 3.17 m X 2.8 m

Bedroom 3 2.99 m X 2.83 m

Laundry room 1.8 m X 1.04 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<http://www.espo.ca/>

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