



# Leduc Alberta

\$739,000

AWARD WINNING BUILDER! WALKOUT BACKING POND! REGULAR LOT! SIDE ENTRANCE! This beautifully designed home offers over 2400 sqft. of living space with a layout that stands out. From the moment you enter, you're greeted by a dramatic OPEN-TO-BELOW entry flowing seamlessly toward the rear living space. The living room is highlighted by OVERSIZED WINDOWS, a striking FEATURE WALL FIREPLACE, and peaceful views of the backyard and POND, all accessible from the DECK. The main kitchen is designed with BEAUTIFUL and UPGRADED FINISHINGS paired with a fully functional SPICE KITCHEN, and an EXTENDED KITCHEN. Upstairs, the spacious PRIMARY SUITE features its own FEATURE WALL and a luxurious 5-PIECE ENTUITE. There are two additional bedrooms and a full bathroom. The BONUS ROOM showcases its own FEATURE WALL and FIREPLACE, while the UPPER LEVEL LAUNDRY ROOM offers a SINK and built-in CABINETRY. The WALKOUT BASEMENT provides DIRECT ACCESS to the backyard and offers potential for future development. (id:6769)

Living room 3.96 m X 4.53 m  
Dining room 4.08 m X 2.12 m  
Kitchen 4.29 m X 3.76 m  
Bedroom 4 4.12 m X 3.03 m  
Mud room 2.59 m X 1.7 m

Primary Bedroom 4.13 m X 6.24 m  
Bedroom 2 3.01 m X 4.39 m  
Bedroom 3 2.98 m X 3.95 m  
Bonus Room 3.6 m X 6.01 m  
Laundry room 2.06 m X 3.91 m

Listing Presented By:



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