



## Leduc Alberta

\$429,900

BRAND NEW SHINGLES! LUXURY VINYL FLOORING! DOUBLE DETACHED GARAGE! TONS OF NATURAL LIGHT! NEXT TO A PLAYGROUND! This 1479 sq ft 3 bed, 2.5 bath open concept gem in Southfork is tastefully updated; ample space for your growing family on a budget. WINDOWS GALORE throughout the main floor, with large dining & living space, gas fireplace, and generous kitchen w/island and pantry; newer stove! Luxury flooring all installed professionally. Upstairs brings a HUGE master bedroom w/ 4 pce ensuite & w-in closet. PLENTY of space for your KING BED! Two more good-sized bedrooms for kids, office space, linen closet, and 4 pce bath. Newer double detached garage, patio pavers, sod; fenced & ready to enjoy your favourite wine with friends this summer! The basement is a large footprint for future 4th bed, rec room, and 4 pce bath. Steps away from a playground and walking to distance to Father Leduc School, location is superb. Call Southfork home today! (id:6769)

Living room 4.26 m X 4.43 m

Dining room 4.39 m X 2.73 m

Kitchen 3.81 m X 3.57 m

Primary Bedroom 3.87 m X 4.42 m

Bedroom 2 3.45 m X 2.72 m

Bedroom 3 3.45 m X 2.46 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://kevindoyle.remax.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)