



## Leduc Alberta

\$510,000

Fantastic 2 storey home located on a quiet road in Southfork. 3+1 bedrms and 3.5 bath home with finished basement. Well cared for home is inviting & is sure to please. 1635 sq ft with details like newer black garage door & stone accents, concrete front steps, hidden screen door. Maple & iron stair railing, faux wood blinds, art niches. Open kitchen concept with new granite counter tops & corner pantry. Living room with big windows & cozy corner gas fireplace. Patio doors to a composite deck with glass inserts. Beautiful south facing yard with custom shed. Main floor half bath. Primary suite with 4-pc ensuite & walk-in closet. Large upper bonus room with big windows & vaulted ceiling. Finished basement with bedroom, 3 pc bathroom and terrific family room with new carpet. Basement has the laundry area & a 3 pc bath. Double attached garage with newer garage door. Newer shingles & fresh paint. Just steps to the play ground & park. Easy access to QE2 or Leduc Centre. (id:6769)

Bedroom 4 Measurements not available

Laundry room Measurements not available

Living room 4.27 m X 3.95 m

Dining room 3.34 m X 2.44 m

Kitchen 3.34 m X 4.06 m

Primary Bedroom 4.22 m X 3.61 m

Bedroom 2 2.9 m X 2.93 m

Bedroom 3 3.26 m X 3.88 m

Bonus Room 4.26 m X 4.11 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

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

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

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