



## Leduc Alberta

\$510,000

Beautiful 2 storey home on a quiet street in the Southfork area offering nearly 3200 sq ft of fully developed living space. This 4 bdrm, 3.5 bath home features an open concept main floor with a welcoming kitchen, dining area & living room with large windows & cozy gas fireplace. The kitchen boasts newer granite counters, walk-in pantry & ample cabinetry. Dining area opens to a sunny south yard. Upstairs you'll find a large bonus room with vaulted ceilings, perfect for gaming, movies or relaxing. The primary suite overlooks the backyard & includes a WIC, full ensuite, plus 2 more bdrms complete the level. The finished basement has new carpet, 4th bdrm, newer 3 pc bath, spacious gym & laundry. The yard is ideal for entertaining with composite deck, newer shed, full fencing & sunny south exposure. Double attached garage & long driveway for extra parking. Updates include newer roof, garage door & fresh paint. Steps to playground and kilometres of adjoining trails. Short walking distance to elementary school! (id:6769)

Bedroom 4 2.93 m X 3.47 m

Recreation room 4.46 m X 4.27 m

Living room 4.27 m X 3.85 m

Dining room 3.35 m X 2.53 m

Kitchen 4.33 m X 3.26 m

Mud room 2.36 m X 2.32 m

Primary Bedroom 4.22 m X 3.63 m

Bedroom 2 3.96 m X 3.91 m

Bedroom 3 2.91 m X 2.95 m

Bonus Room 4.27 m X 4.26 m

Listing Presented By:



Originally Listed by:  
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