



## Leduc Alberta

\$499,900

Welcome to 330 Roberts Wynd in Leduc. This 1,619 sq ft home offers 3 bedrooms and 2.5 bathrooms with an open, airy layout and modern finishes throughout. The main floor features a functional kitchen that flows seamlessly into the living and dining areas, ideal for everyday living and entertaining. A separate side entrance adds flexibility and future potential. The basement has already been framed by the builder, providing a great head start for future development. Upstairs you will find well sized bedrooms and thoughtfully designed bathrooms. Completing the property is a double detached garage offering ample parking and storage. Located in a family friendly community close to parks, shopping, amenities, and schools at the elementary, junior high, and high school levels. A fantastic opportunity in a growing neighborhood. (id:6769)

**Living room** Measurements not available x 5.89 m    **Primary Bedroom** Measurements not available x

**Dining room** Measurements not available x 4.45 m    3.78 m

**Kitchen** Measurements not available x 6.09 m

**Bedroom 2** Measurements not available x 2.88 m

**Bedroom 3** Measurements not available x 2.88 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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**RE/MAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

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