



## 334 ASTON Close Leduc AB

\$699,000

4 BEDROOMS UPSTAIRS, BONUS ROOM AND A WALKOUT BASEMENT! Built in 2020 this is the ultimate family home. With a full sized kitchen and a SPICE KITCHEN on the main floor, so you have both an electric or GAS STOVE. With Quartz countertops throughout, 9' ceilings on the main floor, luxury vinyl flooring, and an 18 ft. vaulted ceiling showering the main floor in natural light! Other perks include a separate entrance off the walkout basement allowing for a basement suite if desired, plus an oversized 24' long garage with an 8' garage door. The home comes with a high efficiency furnace, Hot water tank and an HRV System plus A/C. Located on a quiet cul-de-sac, with easy access to 50th avenue, only a few minutes drive to Walmart, Canadian tire or a very fast commute to YEG International this is stress free living at it's finest! In mint condition this spacious family home is a MUST SEE!

Listing Presented By:



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