



# Leduc Alberta

\$579,900

OVERSIZED TANDEM HEATED GARAGE! BETTER THAN NEW! LANDSCAPED & BACKING WALKING TRAIL!

This 2068 sq ft 3 bed, 2.5 bath Bedrock stunner shows good as new & loaded with value! Feat: dream tandem garage w/ epoxy floors & heater, A/C, 9' ceilings on the main & lower, quartz countertops throughout, luxury laminate flooring, side entryway, electric fireplace, & more! Open concept main floor w/ massive south facing windows; gorgeous kitchen w/ huge island, s/s appliances, corner pantry, spacious dining area & good sized living room. Upstairs brings 3 bedrooms, inc the primary bed w/ lovely walk in closet & 5 pce ensuite. Large bonus room, laundry, & 4 pce bath. The basement is unfinished, but roughed in for future legal suite, or finish it with the 4th bedroom, bath & rec room w/ tons of storage. Your backyard is nicely landscaped w/ custom deck, firepit. & grass for the kids to play. Steps to the park, Woodbend Market & Ohpaho School. Amazing package, a must see! (id:6769)

Living room 5 m X 4.03 m

Dining room 3.23 m X 2.84 m

Kitchen 3.14 m X 4.36 m

Primary Bedroom 3.93 m X 4.76 m

Bedroom 2 3.52 m X 3.18 m

Bedroom 3 3.72 m X 3.78 m

Bonus Room 5.31 m X 4.55 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)