



ROOF PITCH AS SHOWN
 ASPHALT SHINGLES ROOFING
 16" ROOF OVERHANG SIDE TO SIDE UNLESS OTHERWISE NOTED
 8" FASCIA (TYP.)
 6" SHADOW BOARD
 4" TRIM AROUND WINDOWS AND DOORS
 4" HORIZONTAL TRIM, 2" PROUD -AS SHOWN

-  FLAT PANEL
-  VINYL SIDING c/w CORNERS
-  MANUFACTURED STONE -AS SHOWN
-  WOODGRAIN FINISH CLADDING

COLUMN CONSTRUCTION:
 -BASE: 12"x12" MANUFACTURED STONE
 -6"x6" WOOD POST, BUILT UP, TYP. -AS SHOWN/SEE DETAILS
 -6" DECORATIVE BEAM @ VERANDA, SMART BOARD FINISHED

VERANDA ROOF DIMENSION IS FROM UNDERSIDE OF SOFFIT TO TOP OF MAIN FLOOR

GRADES ARE ESTIMATED -VERIFY WITH PLOT PLAN

Leduc Alberta

\$689,900

OPTION TO CUSTOMIZE | BRAND NEW | TRIPLE CAR GARAGE | BACKING TO PARK | FULLY UPGRADED | PIE SHAPED LOT | FINISHED FULL SIZE DECK. This stunning luxury home offers the complete package with premium upgrades and exceptional craftsmanship throughout! Featuring an OPEN-TO-ABOVE FOYER, 9/9/9 CEILINGS, luxury vinyl plank flooring, MAIN FLOOR DEN/OFFICE with FULL BATH, and a breathtaking OPEN-TO-ABOVE LIVING ROOM with ELECTRIC FIREPLACE, FEATURE WALLS, and premium INDENT CEILINGS. The FULLY EXTENDED DUAL-TONE KITCHEN showcases a WATERFALL ISLAND, quartz countertops, MDF shelving, and a SPICE KITCHEN/BUTLER'S PANTRY. Upstairs offers a spacious laundry with SINK & STORAGE plus a luxurious 5-PIECE ENSUITE. Additional highlights include a SIDE ENTRANCE, FULLY FINISHED DECK, and premium finishes throughout. Buyer can choose their own finishes while the property is still under construction. Walking distance to 2 schools with quick access to amenities & Highway 2. BEST VALUE | PREMIUM QUALITY! (id:6769)

Living room Measurements not available
 Dining room Measurements not available
 Kitchen Measurements not available
 Den Measurements not available

Primary Bedroom Measurements not available
 Bedroom 2 Measurements not available
 Bedroom 3 Measurements not available
 Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:
 LPT Realty



REMAX ELITE

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

Phone: 780-406-4000
 Fax:
 broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.