



## 4 SOUTHFORK Place Leduc AB

\$515,000

Welcome to this spacious 2,090 sq ft two-story home on an impressive 6,430 sq ft pie-shaped lot! A versatile flex space welcomes you into the home with gleaming hardwood floors. The kitchen, ideal for any chef, offers ample cabinetry, a corner pantry, an L-shaped island with a breakfast bar, and is open to the dining area featuring a built-in desk and access to the backyard. The expansive family room boasts a cozy gas fireplace, built-in storage and a media area. A 2pce powder room and laundry room complete the main floor. Upstairs, a generous bonus room awaits, alongside a spacious primary suite with a 4pce ensuite and walk-in closet. Bedrooms 2 and 3, plus a 4pce main bath, complete the upper level. The unfinished basement awaits your personal touch. Recent upgrades include a new roof, air conditioning, tankless water heater, and a two-tiered deck with outlets and a BBQ gas line. The backyard offers ample space and two storage sheds with electricity. This property is truly a showstopper!

Listing Presented By:



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