



## Leduc Alberta

\$444,850

Welcome to this fully finished 2-storey home in Southfork! Offering 4 bedrooms and 3 bathrooms, this home features a functional, family-friendly layout and is truly move-in ready. The bright main floor showcases modern finishes and an inviting living space, and kitchen, while upstairs offers 3 generous bedrooms. The fully finished basement adds a 4th bedroom and flexible space for guests or a home office. Enjoy the beautifully designed two-tier deck and charming front porch. Updates since 2022 include shingles, eavestroughs, sump pump, hot water tank, and upgraded blown-in insulation, plus many additional upgrades throughout. Central A/C and a double heated garage add year-round comfort. Located close to parks, walking trails, and amenities- this home offers style, comfort, and convenience! (id:6769)

Family room 4.43 m X 3.62 m

Bedroom 4 4.74 m X 3.62 m

Living room 5.19 m X 5.1 m

Dining room 2.8 m X 5.1 m

Kitchen 2.44 m X 3.92 m

Primary Bedroom 3.39 m X 3.97 m

Bedroom 2 2.83 m X 3.34 m

Bedroom 3 3.4 m X 3.41 m

Listing Presented By:



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**RE/MAX Elite**

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

Phone: 780-406-4000

Fax:  
[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

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