



# Leduc Alberta

\$499,000

Discover this beautifully designed 1657 sqft home in one of Leduc's most sought-after Community, just a 2-minute walk to school and close to all major amenities. Perfect for families, this home features a full bedroom and bathroom on the main floor--ideal for guests or multi-generational living. The open-concept layout includes a modern L-shaped kitchen, spacious living and dining areas, and 9 ft ceilings on all levels, enhancing the bright and airy feel. Upstairs, you'll find a cozy bonus room, perfect for family movie nights or a home office. The second floor also boasts three generously sized bedrooms, including a luxurious master with a private ensuite. Enjoy outdoor living with a built-in deck, and park with ease in the detached double garage. Future potential abounds with a side entry to the basement, featuring two windows and ready for development. Whether you're a growing family or an investor, this home offers exceptional value, style, and flexibility in a prime location. Don't miss your chance (id:6769)

Living room Measurements not available  
Dining room Measurements not available  
Kitchen Measurements not available  
Bedroom 4 9.6 \* 8

Primary Bedroom 13 \* 11.8  
Bedroom 2 12 \* 8.4  
Bedroom 3 10.9 \* 8.4  
Bonus Room 10.8 \* 8.2

Listing Presented By:



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