



## Leduc Alberta

\$465,000

Fully finished large duplex with single attached garage on a quiet street in family-friendly Southfork. This spacious 4 bed, 3.5 bath home offers a large entryway, open-concept main floor, huge kitchen with tons of quartz counter space, a walk-in pantry, and a bright dining nook overlooking the large yard with a two-tier deck. The spacious living room features a gas fireplace. Upstairs you will find 3 huge bedrooms, including the spacious primary suite with a spa-like ensuite featuring dual sinks, a separate shower, jetted tub, and large walk-in closet. A bright flex room, upper floor laundry, and another full bath complete this level. The fully finished basement is perfect for entertaining with a wet bar, huge rec room, additional bedroom with walk-in closet, and full bath. The large backyard offers plenty of room to enjoy. Fantastic location close to parks, schools, walking paths, and more. (id:6769)

Bedroom 4 3.07 m X 4.17 m

Recreation room 6.07 m X 4.76 m

Living room 5.87 m X 3.54 m

Dining room 3.09 m X 2.84 m

Kitchen 4.09 m X 3.01 m

Primary Bedroom 5.03 m X 3.96 m

Bedroom 2 3.61 m X 3.16 m

Bedroom 3 3.62 m X 3.15 m

Bonus Room 2.84 m X 3.42 m

Laundry room 1.8 m X 1.24 m

Listing Presented By:



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