



## Leduc Alberta

\$499,900

TURNKEY GEM! LARGE YARD! A/C! Searching for a well cared for & affordable home on desirable Selkirk Place? This ORIGINAL OWNER Cobblestone Master Built 1483 sq ft, 3 bedroom (w/ finished basement) 2 story has been immaculately cared for and shows a 10. Feat: updated paint, hardwood & tile flooring, granite countertops, S/S appliances, lighting, A/C, & more! A large entryway leads to your functional & spacious living / dining / kitchen area with space to entertain; large windows for the private north facing views. Upstairs brings 3 large bedrooms inc the primary bed w/ 4 pce ensuite & walk in closet. 4 pce bath & linen storage. Basement is fully finished w/ plush carpet throughout, a huge rec room (w/ room to add a 4th bedroom); ideal space for movie night or play room for the kids! 2 pce bath, & laundry / storage. Stunning backyard w/ mature trees behind. Large wood deck w/ aluminum rails, plush grass for summer fun, firepit, & room for the garden too! Quality construction & ready for your family! (id:6769)

Recreation room 7.16 m X 4.08 m

Laundry room 3.52 m X 3.2 m

Living room 4.14 m X 4.32 m

Dining room 3.46 m X 2.68 m

Kitchen 3.46 m X 3.4 m

Primary Bedroom 3.77 m X 4.24 m

Bedroom 2 3.8 m x Measurements not available

Bedroom 3 2.98 m X 3.94 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://kevindoyle.remax.ca/>

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