



# Leduc Alberta

\$774,900

Welcome to this SPACIOUS, A/C'd HOME - EXCELLENT Location in a QUIET Cul-De-Sac w/3,745.21 Sq Ft of Total Developed Living Space, an attached INSULATED/HEATED 3 1/2 CAR GARAGE (Room for all your Toys!!), 4 Bed, 3.5 Baths, 2 Furnaces + a LEGAL One-Bedroom SUITE with SEPARATE ENTRANCE (2019) = MORTGAGE HELPER!! The Main Floor features both VAULTED & 9' CEILINGS, Fresh Paint, HARDWOOD + TILE floors. Stunning Kitchen w/TWO-TONED CABINETRY, KITCHEN ISLAND, WALL OVEN, ELECTRIC COOKTOP + WALK-Through PANTRY. There is a COZY GAS F/P in the LIVING Room, DINING Room, OFFICE, 2 pc Bath, & LAUNDRY/MUDROOM w/access to the garage. Upstairs has 4 pc Bath, 3 BEDROOMS, incl/HUGE PRIMARY w/5 pc ENSUITE + a BONUS ROOM for added living space. The FULL BASEMENT incl/Legal Suite, LVP & TILE flooring, Storage Room, SEPARATE LAUNDRY & FURNACE for enhanced functionality. Features incl/HOT WATER ON DEMAND, ALARM SYSTEM (Telus \$45/mo monitor) & EXTERIOR LIGHTING. A move-in-ready HOME has INCOME POTENTIAL, COMFORT & STYLE in LEDUC!! (id:6769)

Family room 5.09 m X 3.91 m  
Bedroom 4 3.51 m X 3.26 m  
Second Kitchen 3.52 m X 2.87 m  
Laundry room 2.02 m X 1.26 m  
Storage 3.53 m X 2.82 m  
Living room 4.19 m X 4.04 m  
Dining room 3.81 m X 3.01 m  
Kitchen 4.31 m X 3.52 m

Den 3.31 m X 3 m  
Pantry 3.62 m X 2.26 m  
Other 2.28 m X 3.03 m  
Laundry room 4.05 m X 1.94 m  
Primary Bedroom 5.91 m X 3.77 m  
Bedroom 2 3.28 m X 3 m  
Bedroom 3 4.18 m X 3.5 m  
Bonus Room 4 m X 3.69 m

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
executive@eliterealestate.ca