



## Leduc Alberta

\$729,900

1580 sf Jacobs Custom-built Bungalow. Fantastic location. One owner home with a multitude of upgrades. Over 3000 sf of developed space. 4 bdrs + flexible office /sewing room/exercise room. A laundry room in the lower level is equipped with full cabinets, large sink and counter perfect for wine making and a second set of laundry hook-ups on the main floor. Wood burning stove in rec room cuts heat cost. Open concept with high ceilings, hardwood and ceramic. Lots of room for entertaining includes a DR/ office at the front of the house. Hickory cabinets, walk in pantry, Stainless Steel Appliances, Garburator, Touchless kitchen faucet and Kinetic water softener system, Gas fireplace and a good-sized living room attached to the dinette. Access from the dinette to the 2-year-old 3 season sunroom that overlooks the backyard. The large back yard features 2 main gardens. One is a vegetable garden on the south side perfect for tomatoes. Waterfall pond area is an oasis from the busy world in all seasons. Must See! (id:6769)

Family room 8.35 m X 4.69 m

Bedroom 3 4.43 m X 3.59 m

Bedroom 4 3.07 m X 5.25 m

Laundry room 3.21 m X 3.12 m

Storage 3.69 m X 1.61 m

Living room 4.57 m X 4.85 m

Dining room 3.68 m X 4.32 m

Kitchen 4.03 m X 4.14 m

Primary Bedroom 4.01 m X 4.57 m

Bedroom 2 3.52 m X 3.35 m

Sunroom 4.32 m X 4.51 m

Breakfast 3.2 m X 3.62 m

Listing Presented By:



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