



## Leduc Alberta

\$439,900

Located in the vibrant Anderson community of Leduc, residents enjoy scenic walking paths, nearby parks, and convenient access to schools, shopping, recreation, and major commuter routes. This 'Dover-Z' single family home offers the perfect blend of comfort and style. Spanning approx. 1690 SQFT. As you step inside, you'll be greeted by a welcoming main floor that seamlessly integrates the living, dining, and kitchen areas + a den. Abundant natural light flowing through large windows highlights the elegant laminate and vinyl flooring, creating a warm atmosphere for daily living and entertaining. Upstairs, you'll find a bonus room & 3 spacious bedrooms that provide comfortable retreats for the entire family. The primary bedroom is a true oasis, complete with a 4 pc ensuite bathroom for added convenience. PLUS A SEPARATE SIDE ENTRANCE & \$5000 BRICK CREDIT! \*\*PLEASE NOTE\*\* PICTURES ARE OF SIMILAR HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Den Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Laundry room Measurements not available

Listing Presented By:



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