



## Leduc Alberta

\$462,500

Across from Meadowview Dinosaur Park! This 1517 sqft 2-storey home offers a fantastic location & stylish living! The main level features 9' ceilings, beautiful laminate floors, & a stunning accent wall that adds character. The modern kitchen boasts quartz countertops, lrg island & S/S appliances, perfect for cooking & entertaining. Upstairs, you'll find 3 bdrms, including a spacious primary suite w/ 3pc ensuite, WI closet, & south-facing windows overlooking the park. A 4pc bathroom & convenient upper-floor laundry complete this level. Bsmt is ready for development. Step outside to enjoy the back deck, fenced yard, & dbl detached garage w/ paved lane access. Located in a family-friendly neighborhood, you're just steps from schools, nature trails, & parks. A perfect place for your family to call home! (id:6769)

Living room 4.26 m X 3.24 m

Dining room 4.4 m X 3.91 m

Kitchen 3.77 m X 3.51 m

Primary Bedroom 4.14 m X 4.06 m

Bedroom 2 2.85 m X 3.62 m

Bedroom 3 3.07 m X 3.74 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca