



## Leduc Alberta

\$515,000

MASSIVE PIE LOT! WONDERFULLY CARED FOR! STUNNING YARD! UPGRADES GALORE! Searching for a large yard ideal for entertaining? This 1641 sq ft 3 bed, 2.5 bath DUEL PRIMARY duplex shows a 10 & loaded with value. Feat: A/C, heated garage, new hot tub, tankless hot water, artificial turf, massive deck w/ pergola, 25' DEEP garage w/ added storage, quartz countertops, gas fireplace, & more! Stunning open to above living room provides ample natural light, w/ a stylish main floor design uniting the living / dining / kitchen. Gas stove, granite sink, S/S appliances & corner pantry. Upstairs brings a 2 primary bedroom plan, complete w/ beautiful 5 pce & 4 pce ensuites, & walk in closets. The basement is fully finished w/ 3rd bedroom, rec room for Netflix marathons or play space for the kids, 4 pce bath, large storage room, & mechanical. The yard is WOW! Custom landscaping w/ rock pathways, slate patio, turf, flower beds, & numerous trees; pasture views behind too! Steps to the skating rink & parks, this is a must see! (id:6769)

Bedroom 3 2.92 m X 3.27 m

Recreation room 4.68 m X 5.52 m

Living room 3.66 m X 4.88 m

Dining room 3.36 m X 2.52 m

Kitchen 3.38 m X 3.9 m

Primary Bedroom 4 m X 4.97 m

Bedroom 2 3.86 m X 4.33 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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

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**REMAX ELITE**

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