



## 9 SOUTHFORK Close Leduc AB

\$589,900

PIE LOT! CUL DE SAC! FULLY FINISHED BASEMENT! IMMEDIATE POSSESSION! This 2418 sq ft 4 ben + 2 DEN family home is ready for a new owner! Feat: hardie board siding, aggregate driveway, hardwood & tile floor on the main, gas fireplace, 9' ceiling on the main, upgraded kitchen w/ custom stone backsplash, appliances & granite countertops, decorative feature wall, large deck & more! Open concept main floor unites the living / dining space w/ entertainer's kitchen; great spot for family gatherings! Office / formal dining, laundry, 2 pce bath, & access to the yard. Upstairs brings 3 good sized bedrooms, including the primary bedroom w/ massive walk in closet & 5 pce ensuite. Bonus room for movie night / play space for the kids, additional 4 pce bath, & linen storage. Basement is professionally finished, w/ terrific rec room & dry bar for playing pool & watching the big game! 4th bedroom, second office / storage, & 3 pce bath. The yard is terrific! Plenty of space for the kids to play, garden, or set up the ODR!

Listing Presented By:



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