



## Leduc Alberta

\$449,000

Better than new! Welcome to Southfork, close to schools & walking paths. The front veranda welcomes you into this home featuring 9 ft ceilings throughout. The main floor offers a generous entryway, large living room w/ fireplace, & a beautiful kitchen showcasing quartz countertops, walk-in pantry, & ample cabinet & counter space. The custom extended beverage bar w/ 2 mini fridges offers additional storage & is perfect for entertaining. A dining nook & 2 pc bath complete this level. Upstairs you'll find 3 spacious bdrms, including a primary suite w/ large walk-in closet & full ensuite. An additional 4 pc bath & convenient upper-floor laundry complete the second level. Quartz countertops throughout the kitchen & all bathrooms. The unspoiled basement awaits your personal touch. Outside, the landscaped yard is ready for your future fencing plans. The property is complemented by a double detached garage. Additional features include A/C, reverse osmosis, & water softener (rentals). Beautifully maintained. (id:6769)

Living room 3.93 m X 3.76 m

Dining room 4.55 m X 3.73 m

Kitchen 3.04 m X 3.94 m

Primary Bedroom 4.07 m X 3.93 m

Bedroom 2 3.44 m X 2.81 m

Bedroom 3 3.44 m X 2.84 m

Laundry room 1.51 m X 1.12 m

Listing Presented By:



Originally Listed by:  
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