



# Leduc Alberta

\$539,900

Nearly 2,000 sq ft above grade, this truly unique villa-style duplex offers a walkout basement, pond views, and is tucked into a spacious cul-de-sac--a rare find! Thoughtfully designed with 9-ft ceilings throughout, custom blinds, and a concrete party wall for added privacy. The chef's kitchen features quartz countertops, a walk-through pantry, and flows seamlessly into the sun-filled dining area, bathed in southwest-facing light while remaining comfortable year-round with central air conditioning. 4 spacious bedrooms, 4 gorgeous bathrooms all with granite countertops! Enjoy two fireplaces, a bonus room with wet bar, and exceptional functionality throughout. The 25-ft deep garage with an 8-ft door, massive driveway ideal for RV or extra parking, adds convenience. Less than 10 minutes to the YEG airport, and close to shopping, schools, and amenities--this home truly has it all! See 3D TOUR Link in URL section below. (id:6769)

Family room 4.07 x 4.32

Bedroom 4 3.35 x 3.23

Living room 4.40 x 4.10

Dining room 3.22 x 3.47

Kitchen 3.44 x 3.14

Primary Bedroom 4.15 x 4.37

Bedroom 2 3.24 x 3.46

Bedroom 3 3.26 x 3.86

Bonus Room 4.32 x 3.96

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty



**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.