



## Leduc Alberta

\$389,000

Welcome To Southfork! Leduc's Premier Family Neighborhood. Surrounded By Scenic Parks, Ponds, Playgrounds, And Extensive Walking Trails, This Home Is Tucked Away In A Quiet Cul-De-Sac Just Steps From A K-8 School And One Block From A Playground. The Main Floor Is Warm And Inviting, Featuring A Cozy Gas Fireplace And A Functional Eat-In Kitchen With Ample Cabinet/Counter Space And 4 Newer Appliances. Upstairs Offers A Rare Dual-Primary Layout With 2 Oversized Bedrooms, Each Featuring A Walk-In Closet And Private 4-Piece Ensuite. The Finished Basement Adds A 3rd Bedroom And Family Room With The Option To Add A 4th Bathroom. The Real Highlight? Your Private Backyard Paradise. Designed For Gatherings, It Boasts A Massive 24'x27' Stamped Concrete Patio, Deck, Hot Tub, Gazebo, And Firepit! With Back-Alley Access, Large Concrete Parking Pad And A Fenced Yard, This Home Offers Everything You Need For Family Living. It's Comfortable, Functional, And Ready For You To Make Memories. Come Experience It For Yourself! (id:6769)

Family room 12'2" x 21'7"

Bedroom 3 11'11" x 13'

Living room 15'3" x 14'4"

Dining room 11' x 7'11"

Kitchen 11'10" x 9'1"

Primary Bedroom 13'10" x 11'6"

Bedroom 2 12'7" x 11'9"

Listing Presented By:



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Maxwell Heritage Realty

<https://francineallan.maxwellrealty.ca/>

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