



## Leduc Alberta

\$624,900

A rare Southfork opportunity backing onto private greenspace—designed with luxury finishes, smart upgrades & high-efficiency features throughout. Enjoy parks, ponds, schools & everyday amenities close by. This Jayman-built home showcases 9' ceilings throughout the main & upper levels, impressive 10' basement ceilings, rich hardwood flooring, glass railings & oversized windows that fill the home with natural light. The chef-inspired kitchen features built-in KitchenAid appliances, gas cooktop, full-height cabinetry & striking waterfall island designed for gathering. Upstairs offers spacious bedrooms, convenient laundry & bright bonus room. The primary retreat impresses with tray ceiling, large WIC & spa-like 5-pc ensuite with freestanding tub & custom tiled shower. Enjoy a private south-facing yard backing greenspace with composite deck, landscaping, fencing & BBQ gas line. Complete with solar panels, A/C, tankless hot water, HRV, EV plug, water softener, built-in speakers w/ WiFi Sonos & motorized blinds. (id:6769)

Living room 13'8" x 12'5"

Dining room 13'8" x 9'2"

Kitchen 8'11" x 17'7"

Den 9'9" x 8'1"

Primary Bedroom 18'2" x 16'1"

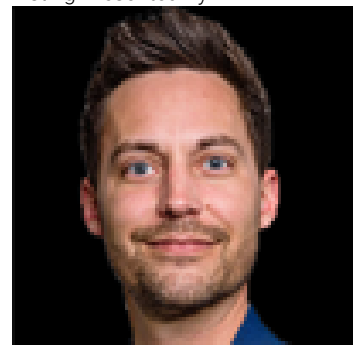
Bedroom 2 12'4" x 10'1"

Bedroom 3 10'6" x 13'8"

Bonus Room 14'2" x 14'3"

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
Real Broker

<https://minagayed.ca/>

**RE/MAX ELITE**

**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.