



## Leduc Alberta

\$439,107

Welcome to the Blackwood built by the award-winning builder Pacesetter homes and is located in the heart of Fraser one of Leduc's newest community. The Blackwood has an open concept floorplan with plenty of living space. 3+1 bedrooms and 3 bathrooms are laid out to maximize functionality, allowing for a large upstairs laundry room and sizeable owner's suite which also includes a bonus room / loft. The main floor showcases a large great room and dining nook leading into the kitchen which has a good deal of cabinet and counter space and also a pantry for extra storage. The main floor is complete with full bathroom and a large bedroom/Office. The basement has a side separate entrance perfect for future development. Close to all amenities and easy access to the QE2. \*\*\* Home is under construction and will be complete by October , the photos used are from the same style home recently built colors may vary \*\*\* (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 4 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty

<http://www.wallykarout.com/>

 **REMAX  
Excellence**

**REMAX Excellence**

201, 5607-199 Street, 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.