



## Leduc Alberta

\$399,878

\* Flooded with natural light thanks to oversized windows throughout the home. \* 9' ceilings on the main floor. \* Grand great room, an inviting open-concept living space. \* Central kitchen with adjoining pantry and rear-facing dining area. \* Chef-ready kitchen featuring ceiling-height, soft-close cabinets and drawers. \* Quartz countertops throughout. \* Convenient mudroom, perfect for active family life. \* 9' basement foundation walls, offering more headroom and potential future development flexibility. \* Side entrance ideal for a potential future basement development. \* Basement bathroom rough-in already in place, easing potential future build-out. \* Rear double-car garage plus driveway, plenty of parking for up to four vehicles. \* Smart Home with smart front door lock and thermostat. (id:6769)

Living room 3.51 m X 4.57 m

Dining room 3 m X 3.71 m

Kitchen 3.45 m X 4.04 m

Primary Bedroom 3.61 m X 3.61 m

Bedroom 2 2.87 m X 3.51 m

Bedroom 3 2.54 m X 3.61 m

Listing Presented By:



Originally Listed by:  
Bode

**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.