



# Leduc Alberta

\$434,000

Experience refined style & sustainable luxury in the coveted community of Southfork. This upscale Jayman BUILT SMART home offers 1435 sq ft of curated living space. The bright, open-concept main floor is an entertainer's dream, showcasing a chef's kitchen w/ premium quartz counters, stainless appliances, & a large island w/ a breakfast bar. The dining area boasts a huge window framing serene backyard views, seamlessly complemented by a 2-piece powder room. Upstairs reveals a tranquil primary suite w/ dual closets & a chic 3-piece ensuite, plus 2 generous bedrooms & a pristine 4-piece bath. The partially finished basement adds a versatile rec room, laundry, & 3-piece bath. Outside, enjoy a beautifully landscaped yard w/ a captivating pond feature & double detached garage. Exceptional upgrades include eco-conscious solar panels, hot water on demand, & premium gemstone exterior lighting. Unbeatably located just 1 block from a K-8 school & steps to scenic walking paths & lush parks! (id:6769)

Family room 3.91 m X 7.68 m

Living room 4.25 m X 4.1 m

Dining room 3.99 m X 2.57 m

Kitchen 4.56 m X 4 m

Primary Bedroom 3.99 m X 3.59 m

Bedroom 2 2.83 m X 3.73 m

Bedroom 3 2.82 m X 3.45 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

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



**RE/MAX Excellence**

201, 5607-199 Street, Edmonton,  
Alberta,

Phone: 780-984-9399

Fax:

steveledddy@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.