



## 1. EXTERIOR FRONT ELEVATION

# Leduc Alberta

\$474,900

Discover modern elegance in this brand-new duplex in Robinson, Leduc! Offering over 1,630 Sq Ft per side, this thoughtfully designed home features an open-concept layout, spacious living area, main floor den, stylish kitchen with ample cabinetry, and bright nook area perfect for families. Upstairs offers generous bedrooms including a spacious primary suite with walk-in closet and ensuite. Double attached garage and deck included. Conveniently located near schools, parks, shopping, walking trails, and all major amenities with quick access to Edmonton and the airport. (id:6769)

Living room 14.8\*11.1

Dining room 9\*8.1

Kitchen 14.4\*11.6

Bedroom 4 9\*10

Primary Bedroom 14.6\*12.6

Bedroom 2 10.6\*10

Bedroom 3 11.8\*10.2

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

**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.