



## Leduc Alberta

\$615,000

Why buy a brand new house when you can get this immaculate home with everything finished? No need to pay additional money for landscaping, appliances, window coverings, fence, deck, A/C, etc., when this one is completely done, and ready for you! Open-concept floor plan with 9-foot ceilings, stunning finishes, and a gorgeous kitchen. There is a spacious living room with a cozy electric fireplace, a main floor den, 1/2 bath, and a dining area. Upstairs, you will find 3 bedrooms, including the primary with a large ensuite with a free-standing tub and a walk-in closet. There is also a good-sized bonus room with vaulted ceilings and convenient upper-floor laundry. The basement is fully and professionally finished with 2 additional bedrooms, a full bathroom, a rec room, and plenty of storage! The yard is beautiful with a two-tiered composite deck, pergola and low-maintenance landscaping. Dbl attached heated garage, permanent outdoor lighting, close to trails and parks, and easy highway access for your commute. (id:6769)

Bedroom 4 3.39 m X 3.08 m

Bedroom 5 4.5 m X 3.83 m

Living room 4.77 m X 4.64 m

Dining room 3.35 m X 1.82 m

Kitchen 4.62 m X 2.84 m

Den 3.44 m X 2.97 m

Primary Bedroom 4.05 m X 4.01 m

Bedroom 2 3.48 m X 3.28 m

Bedroom 3 3.76 m X 3.64 m

Bonus Room 6.38 m X 4.25 m

Listing Presented By:



Originally Listed by:  
KIC Realty

<https://loadergroup.kicrealty.com/>

**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.