

## Leduc Alberta

\$499,900

WALKOUT GEM! BETTER THAN NEW! PRIVATE & PRISTINE! 21 X 26' DEEP GARAGE! This 1972 sq ft 4 bed, 3.5 bath executive walkout duplex in a quiet cul de sac shows a 10! Feat: 9' ceilings on the main & lower, luxury plank flooring, quartz countertops throughout, LED lighting, hot tub, electric garage heater, gas fireplace, s/s appliances, fully finished basement w/ bar, & more! Open concept main floor layout unites the living / dining / kitchen space; ideal for entertaining & ample natural light! Corner pantry, 2 pce bath & access to the deck w/ lovely views! Upstairs brings 3 large bedrooms, incl the primary bed w/ massive walk in closet & beautiful 3 pce ensuite & tile shower! Spacious bonus room, upper laundry, & 4 pce bath. The basement is awesome, w/ large 4th bedroom, media room / playspace for the kids, 4 pce bath, & bar / flex space for game nights! The yard is terrific! Concrete pad, fully fenced & landscaped; no neighbours behind! Meticulously cared for & excellent value; a must see! (id:6769)

Bedroom 4 3.37 m X 3.47 m Recreation room 4.49 m X 5.99 m Living room 4.17 m X 4.1 m Dining room 3.49 m X 3.41 m Kitchen 3.56 m X 4.21 m

Primary Bedroom  $4.3 \text{ m} \times 4.15 \text{ m}$ Bedroom  $2 \cdot 3.25 \text{ m} \times 3.84 \text{ m}$ Bedroom  $3 \cdot 4.27 \text{ m} \times 3.27 \text{ m}$ Bonus Room  $3.29 \text{ m} \times 3.98 \text{ m}$ Laundry room  $2.85 \text{ m} \times 1.96 \text{ m}$  Listing Presented By:



Originally Listed by: RE/MAX Elite

http://kevindoyle.remax.ca/



## **Business Finders Canada**

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