



## Leduc Alberta

Deer Valley

# \$475,000



IDEAL FAMILY HOME! FRESH CARPET & NEWER LAMINATE! A/C! Searching for that home for your growing family? This 1871 sq ft 3 bed, 2.5 bath Bedrock Homes 2 story is a functional floorplan that shows well! Open concept main level unites the living / dining / kitchen space; ideal for entertaining for the holidays! Main floor laundry, 2 pce bath, & access to the deck. Gas fireplace, newer S/S appliances, hardwood flooring, & large windows for ample natural light! Upstairs brings a terrific bonus room for movie night or play space for the kids, 3 bedrooms including the primary bed w/ 4 pce ensuite w/ walk in closet, 4 pce bath, & linen storage. Brand new carpet upstairs with updated laminate flooring & paint make the space feel like a new home! The basement is unfinished, but space to add your 4th bedroom, bath, rec room, or use as storage. Your west facing yard is fully landscaped & fenced, w/ generous 2 tier deck, & space for summer bonfires / BBQs. Steps to Mary Marsh Park, Co-op, & EIA; a terrific package! (id:6769)

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