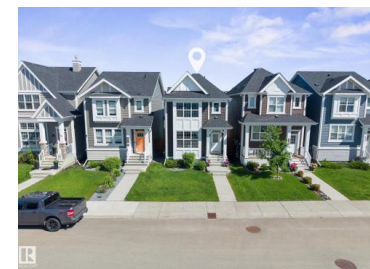




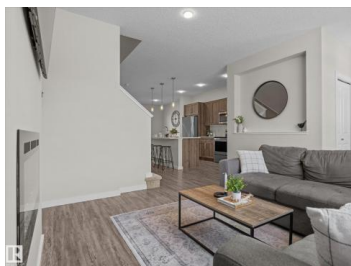
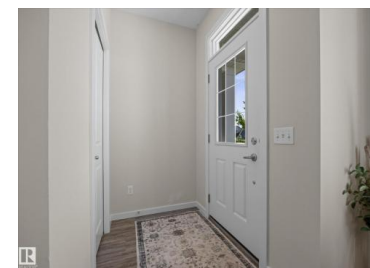
## Leduc Alberta

Southfork

**\$435,000**



Better than new! This 1476 sqft single-family home in Southfork offers 3 bedrooms, 2.5 baths & a rare oversized backyard with plenty of room for family activities! Upon entry, you're welcomed by 9ft ceilings, an open floor plan & an abundance of natural light. The kitchen features a large island, quartz countertops, SS appliances & a spacious pantry. The cozy living area is highlighted by an electric fireplace, while the dining area & half bath complete the main level. Upstairs offers 3 bedrooms & 2 full baths, including a spacious primary suite that accommodates a king-sized bed, a large walk-in closet & a 3pc ensuite with a full-size shower. Convenient upstairs laundry completes this level. The basement awaits the new owner's imagination & includes a bathroom rough-in. The backyard is perfect for family gatherings, playtime & summer BBQs, complete with a deck & gas line. Central Air Conditioning! Double Detached Garage, Fully Landscaped & Fenced! (id:6769)



### Marc Tessier

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