



Leduc Alberta

\$675,000

PERMITTED 2-BEDROOM BASEMENT SUITE WITH SEPARATE ENTRANCE OFFERING OVER 3,000 SQFT OF FINISHED LIVING SPACE IN SOUGHT-AFTER WEST HAVEN! This beautifully designed 2-storey home offers 2,170 SQFT above grade plus a fully finished permitted basement suite, bringing the total finished living space to over 3,000 SQFT-perfect for extended family, guests, or added income potential. The bright open-concept main floor showcases durable vinyl plank flooring, a spacious living room with soaring open-to-below ceilings, a stylish kitchen with quartz countertops, large island, pantry, and adjoining dining area overlooking the landscaped backyard. A main floor office, mudroom, and 2-piece bath complete the level. Upstairs features a bonus room, convenient laundry, two generous bedrooms, a full bath, and an impressive primary retreat with a walk-in closet and luxurious 5-piece ensuite. The self-contained basement suite offers 2 bedrooms, full kitchen, living area, 4-piece bath, and its own laundry. Double attached garage (id:6769)

Bedroom 4 13'2 x 10'7

Bedroom 5 8' x 11'8

Second Kitchen 13'1 x 9'3

Recreation room 12'7 x 18'1

Storage 2'3 x 4'11

Utility room 8'7 x 10'1

Living room 12'7 x 17'2

Dining room 10'11 x 10'8

Kitchen 10'4 x 13'5

Den 12'3 x 9'11

Primary Bedroom 13 m x Measurements not available

Bedroom 2 9'11 x 12'

Bedroom 3 13' x 14'8

Bonus Room 13'7 x 12'4

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:

Century 21 All Stars Realty Ltd

<http://www.michaelsells.ca/>



Royal

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