



## Leduc Alberta

\$424,900

TASTEFULLY DESIGNED! NICELY LANDSCAPED! PRIDE OF OWNERSHIP! Searching for a nicely kept home only steps to Father Leduc school? This 1343 sq ft 3 bed, 2.5 bath Jayman home has been well loved over the years! Large entryway leads to an open concept main floor design; ideal for entertaining & tons of natural light! Carpet & laminate flooring, U shaped kitchen w/ granite countertops, S/S appliances, & ?? tile backsplash. 2 pce bath & rear yard access. Upstairs brings 3 nice sized bedrooms inc the primary bed w/ 4 pce bath & walk in closet. 4 pce bath & linen storage. The basement is unfinished, but home to laundry & space to add a 4th bedroom, rec room, or use as storage until ready to develop. Beautifully landscaped backyard w/ paver stone patio & walkway to the garage, grass for the kids to play & double detached insulated garage. Located centrally in Southfork with numerous trails & quick access to Hwy 2 & Leduc Common. A must see home! (id:6769)

Living room 4.57 m X 4.43 m

Dining room 3.49 m X 2.12 m

Kitchen 3.48 m X 3.5 m

Primary Bedroom 3.94 m X 3.36 m

Bedroom 2 2.83 m X 3.5 m

Bedroom 3 2.79 m X 3.56 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://kevindoyle.remax.ca/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com