



# Leduc Alberta

\$609,900

BEAUTIFUL UPGRADES! LEGAL SUITE! This 2093 sq ft 4 bed + den, 3.5 bath Art Homes stunner is perfect for those looking for an affordable home to offset the mortgage with the legal suite income, or a great, move in ready, multi generational family dwelling! Feat: 9' ceilings & vinyl plank flooring on the main & basement, quartz countertops, S/S appliances for both kitchens, & more! Open concept main floor unites the living / kitchen / dining space; tons of natural light! Main floor office, 2 pce bath, walkthrough pantry, & access to the rear deck. Upstairs brings 3 bedrooms, including the gorgeous primary bedroom w/ 5 pce ensuite & walk-in closet! Laundry, bonus room, & 4 pce bath. Basement is nicely finished w/ the 1 bedroom secondary suite, kitchen, living room, laundry & 4 pce bath. Fully fenced & landscaped w/ deck, shed; no neighbours directly behind! Only steps to Caledonia School, Dinosaur Park, & green space. Great value for a stunning turnkey home! (id:6769)

Bedroom 4 3.63 m X 3.98 m  
 Second Kitchen 4.05 m X 3.15 m  
 Laundry room 0.04 m X 1.09 m  
 Storage 2.44 m X 2.18 m  
 Living room 4.19 m X 4.26 m  
 Dining room 4.04 m X 2.77 m  
 Kitchen 4.04 m X 3.04 m

Den 3.16 m X 2.72 m  
 Primary Bedroom 4.32 m X 4.47 m  
 Bedroom 2 3.8 m X 3.02 m  
 Bedroom 3 3.16 m X 3.03 m  
 Bonus Room 4.24 m X 3.85 m  
 Laundry room 0.88 m X 2.01 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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.