



## Leduc Alberta

\$459,900

ABSOLUTE STUNNER! BETTER THAN NEW! Looking for something modern AND with character? This 1663 sq ft 3 bed, 2.5 bath Cranston Homes gem is loaded with upgrades & perfect for your family! Feat: custom split level main floor w/ spacious family room & electric fireplace. Soaring ceilings, luxury laminate flooring & wood railing w/ glass for elevated design. Beautiful chef's kitchen w/ quartz countertops, herringbone tile backsplash, S/S appliances, maple cabinetry, & large island. 2 pce bath & rear yard access to the deck. Upstairs brings 3 large bedrooms, including the primary bedroom w/ 3 pce bath & large walk in closet w/ MDF shelving. Upper laundry, 4 pce bath & linen storage. The basement is unfinished, but room to add a 4th bedroom, rec room, or use as storage. Double detached garage & fully fenced / landscaped for the pups or added privacy. Quality construction & impeccable design with this unique floorplan; call it home today! (id:6769)

Living room 4.13 m X 5.55 m

Dining room 4.53 m X 3.68 m

Kitchen 4.43 m X 3.5 m

Primary Bedroom 4.5 m X 4.01 m

Bedroom 2 2.83 m X 3.42 m

Bedroom 3 2.82 m X 4.03 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



Royal

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