



## Leduc Alberta

\$475,000

IDEAL FAMILY HOME! FRESH CARPET & NEWER LAMINATE! A/C! Searching for that home for your growing family? This 1871 sq ft 3 bed, 2.5 bath Bedrock Homes 2 story is a functional floorplan that shows well! Open concept main level unites the living / dining / kitchen space; ideal for entertaining for the holidays! Main floor laundry, 2 pce bath, & access to the deck. Gas fireplace, newer S/S appliances, hardwood flooring, & large windows for ample natural light! Upstairs brings a terrific bonus room for movie night or play space for the kids, 3 bedrooms including the primary bed w/ 4 pce ensuite w/ walk in closet, 4 pce bath, & linen storage. Brand new carpet upstairs with updated laminate flooring & paint make the space feel like a new home! The basement is unfinished, but space to add your 4th bedroom, bath, rec room, or use as storage. Your west facing yard is fully landscaped & fenced, w/ generous 2 tier deck, & space for summer bonfires / BBQs. Steps to Mary Marsh Park, Co-op, & EIA; a terrific package! (id:6769)

Living room 4.6 m X 5.25 m  
Dining room 3.65 m X 2.69 m  
Kitchen 3.62 m X 3.79 m  
Laundry room 2.52 m X 1.92 m

Primary Bedroom 3.71 m X 4.01 m  
Bedroom 2 2.62 m X 3.31 m  
Bedroom 3 3.1 m X 2.9 m  
Bonus Room 5.77 m X 4.22 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



Royal

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